Town of Arlington, MA
Redevelopment Board

Agenda & Meeting Notice
August 28, 2023

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, August 28, 2023 at 3:00 p.m. The Board requests that correspondence that includes visual information should be provided by Friday, August 25, 2023 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, August 28, 2023 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm Board will review and vote to approve meeting minutes for 7/10/2023 and 7/24/2023.

2. Public Hearing: Docket #3760, 1306-1308 Massachusetts Avenue

7:40 pm Notice is herewith given that an application has been filed on July 18, 2023, by RB Farina Roofing, 1319 Massachusetts Avenue, Arlington, MA, to open Special Permit Docket #3760 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to construct a showroom and office at 1306-1308 Massachusetts Avenue, Arlington, MA in the B3 Village Business District which requires a change of use. The opening of the Special Permit is to allow the Board to review and approve the change of use under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

3. Public Hearing: Docket #3759, 355 Massachusetts Avenue

8:00 pm Notice is herewith given that an application has been filed on July 18, 2023, by Matt DeMello, DeMello Fine Building and Woodworking, 355 Massachusetts Avenue, Arlington, MA, to open Special Permit Docket #3759 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to remodel the interior and exterior of

a multi-use building located at 355 Massachusetts Avenue, Arlington, MA, in the B1 Neighborhood Office District. The opening of the Special Permit is to allow the Board to review and approve the changes to the exterior under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

4. Public Hearing Docket #3752, Calyx Peak, 251 Summer Street

8:45 pm Notice is herewith given that an application has been filed on May 2, 2023, by Calyx Peak of MA, Inc., P.O. Box 1358, Mansfield, MA, 02048, to open Special Permit Docket #3752 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to establish a marijuana retail establishment at 251 Summer Street, Arlington, MA in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

5. Open Forum

9:45 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

6. New Business

9:55 pm

7. Adjourn

10:00 pm (Estimated)



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm Board will review and vote to approve meeting minutes for 7/10/2023 and 7/24/2023.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	07102023_AMENDED_DRAFT_Minutes_Arlington_Redevelopment_Board.pdf	07102023 Minutes Arlington Redevelopment Board
🗋	Reference Material	07242023_AMENDED_DRAFT_Minutes_Redevelopment_Board.pdf	07242023 Minutes Arlington Redevelopment Board

Arlington Redevelopment Board
Monday, July 10, 2023, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director, Planning and Community Development

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The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Public Hearing: Docket #3756, 1309-1323 Massachusetts Avenue.**

Ms. Ricker reported that this application included six signs, one of which met the zoning requirements, which she had already administratively approved. The remaining five are under consideration by the Board.

The Chair invited the applicant to introduce himself and share some context. Bill McFadden, representing Barlo Signs, on behalf of the tenants and property owner of 1309-1323 Mass Ave, requested consideration of special permit approval for replacement signs at those properties. Their proposal is part of a concerted effort to beautify and improve the storefronts of the following tenants: Classic Café, Classic Kitchen and Bath, Heights Barber, Horizon Salon (for which the sign permit has already been issued), RB Ace Disposal, and RB Farina Roofing. The installation of a unified signage plan across the storefronts would be the completion of this effort. Quick identification of each business on a busy street benefits the public, and clear signage aids in traffic and pedestrian safety. The proposal will have no effect on public utilities, and they are seeking only slight modifications to the bylaw. The result will be an improvement to the property and add to the character of the district. The signs are not illuminated, and the color scheme is standardized.

The Chair said that she is happy to see the investment that the property owner is putting into the building with recent painting and this type of consolidated sign package.

Mr. Lau said that the Board would like to consider the signage as a whole, including graphics on windows, not just the sign band above the storefronts, which is addressed in this application. Mr. McFadden said that he thinks that if the Board requests that the window graphics be removed, the tenants and property owner would be willing to do so. Mr. Lau said that his approval of the application would be contingent either on the window graphics being taken down, or at least on a discussion of what portion of them should remain, because they are also part of the signage.

Mr. Lau said that the proposed signs look too big, and they don't seem to comfortably fit in the signage band. The Chair clarified that the application is requesting relief on both the height and length of the signs, so the signs are bigger than the zoning bylaws specify. Mr. Lau said he is more willing to grant relief on the length, because that the height makes the signs look squeezed into a space that's too small for them.

Mr. Benson agreed that the signs will look much better than the current signage. He said that the standard to meet an exception to the bylaws is that the alteration of the requirements is necessary due to the architecture of the building, the location of the building relative to the street, or the nature of the use of the building. He asked what it is about one or more of those three factors that would indicate a need for an exception. Mr. McFadden replied that with the size of the building and the location of trees, the text of the signs has not stood out well. Making the signs smaller would require making the text too small to easily read from the street. He feels that the proposed signs are a good compromise between being so large that they stick out and look incongruous, while still large and clear enough that drivers don't need to look away from the road to read them. Some of the signs have two or three lines of text, while others only have one. The larger size was necessary for multiple lines of text, and they wanted to standardize the size of the signs, so even the signs with only one line of text are taller than the zoning bylaws would indicate, so that it looks appealing across all the storefronts.

Mr. Benson asked for clarification from Ms. Ricker about the size of the signage. Ms. Ricker stated that each of these signs exceeds the allowed size. Each tenant is allowed a six-foot sign, but they have requested ten feet in order to cover the storefront. Classic Kitchen and Bath is seeking relief for the two window signs and for the total signage area in excess of the allowable area. RB Farina Roofing and RB Ace Disposal are seeking relief for a ten-foot sign, in excess of the allowable six feet, and also to allow zero distance to the right and left, rather than the 12 inches required to right and left. She did not previously notice that there is also relief needed for the top and bottoms of signs. The Chair said that Classic Kitchen and Bath and Classic Café both exceed the total square footage allowed between the signs above the storefronts and their window signs. The others do not exceed the square footage, but they do not leave the space required above and below and to the right and left.

Mr. Revilak said that overall the proposal is an improvement on the current signage. However, He feels that they're too wide and take up too much of the sign band. He would be okay with eight-foot signs, but he thinks that ten feet is too long.

The Chair appreciates the black and white for its high contrast, but noted that the building is white, and she thinks that the white background of the signs on the white building looks washed out. She feels that it detracts from the overall aesthetic of the building. She asked if the applicant considered having a black background and white or gold or some other color for the text. Mr. McFadden replied that there was such a conversation with the client in the early stages, but they did not like the idea of a black background.

The Chair said that the legibility of the Heights Barbershop sign would be significantly improved if the third line ("Walk In Services") were removed, so that the actual name of the business was clearer. The signage bylaw specifically prohibits hours and services from being included on signs above storefronts. She is willing to consider vertical relief, but she feels that the signs that take up the whole width above the storefront are too wide, specifically the signs for RB Farina Roofing and RB Ace Disposal. She would recommend stacking the names of those businesses, which would also make them more consistent with the other businesses' signs, which have stacked text, and reducing the length of the signs.

The Chair asked if Classic Café had a new awning. Mr. McFadden replied that the previous awning had been removed, and no new awning had been added.

The Chair said that per the bylaw, only two signs are permitted, so two window signs plus a sign above the storefront would not be allowed. If the Board allows relief in other dimensions, she would like to see each business have no more than one window sign.

Mr. Lau agreed with the other Board members about reducing the width of the signs, and he agreed that the Heights Barbershop sign should be reduced to two lines. He also asked how the signs would be lit. Mr. McFadden replied that Barlo Signs is producing non-illuminated signs. Mr. Lau asked about the tenants' and property owner's intent about lighting the signs, and Mr. McFadden replied that he thinks they are planning LED goose-neck lighting that would shine down on the signs from above. Mr. Lau asked for clarification about whether that sort of lighting would require Board approval as well. The Chair replied that that sort of lighting could be administratively approved, but if that is the tenants and property owner's intention, it should have been included as part of the signage package. She said that they should proceed on the assumption that such lighting is not intended.

Mr. Benson said that he is okay with black lettering on white backgrounds. He doesn't see any reason to approve the variations from the bylaw in terms of size, because he does not think that the applicant has demonstrated a need based on the criteria. He thinks that same wording can be removed to reduce the size of the signs.

Mr. Revilak also wanted to know if the applicant had considered varying the color scheme, but he also understands the desire to get a consistent look. He agrees with the Chair about removing the third line from the Heights Barbershop sign and stacking the text on the roofing and disposal signs.

The Chair said that the depth of the sign band is relatively small, making it difficult for the signs to fit in the allowable size while being legible. In response to Mr. Benson's suggestion of removing words to make the signs smaller, she said that other than the third line of the Heights Barbershop sign, each sign includes only the name of the business, so none of it is removable. She said that she is willing to give relief on the height of the signs as long as the length is reduced. The three signs to the left of Classic Kitchen and Bath (RB Farina Roofing, Heights Barbershop, and RB Ace Disposal) look

crowded. If the two with a single line had stacked text and reduced in length, and the third line of the Heights Barbershop sign is removed and it is also reduced in length, while all retain the proposed height, they will maintain their legibility and not look so crowded together. They should all be reduced to the allowable length of six feet. She believes that granting them relief on the vertical size of the signs works with the architecture and maintains legibility. She said that the Classic Café sign meets the length requirement. The total square footage of their signage is exceeded by having two window signs in addition to the sign above the storefront, so removing one window sign would bring them into compliance. So the only relief they need is from the vertical size limit, and she feels that the proposed vertical height is fine for consistency with the other signs. She would allow the Classic Kitchen and Bath sign as shown because it fits with the size of the storefront. She thinks that for all the signs, if they are asked to reduce both the length and height of the signs, the text will be too small.

Mr. Lau said that he would like Classic Café to remove both their window signs, not only one. Mr. Benson and the Chair said that they would allow one window sign because a pedestrian would not easily be able to see the sign above the storefront and would be better served by a window sign. Mr. Lau said that he would go with what his colleagues think, but he thinks a pedestrian walking by is not going to confuse a café with a salon or other type of business, so having the name on the window is unnecessary.

Mr. Lau said that he appreciated that this is a proposal for six signs, as it has a greater effect on the neighborhood than doing individual businesses' signs one by one.

The Chair asked if the Classic Café sign is centered above the door or the storefront as a whole. Mr. McFadden said that it is centered over the door. The Chair said that she would prefer that it be centered within the lease lines. As shown in the rendering, it feels slightly off-center.

The Chair opened the hearing to public comment. None of the people in attendance wished to speak, so the Chair closed public comment.

The Chair said that aside from Mr. Benson, it sounded like the Board had some consensus around offering relief for the vertical height of the signs, while requiring them to come into compliance with the sign lengths and altering the text to two lines of text for all signs, and allowing one window sign for the two that have requested window signage (Classic Kitchen and Bath and Classic Café). Mr. Lau pointed out that the window signage on Classic Café says, "Irish Breakfast, open 7 days," and "Home-cooking all-day breakfast," which is essentially an advertisement, not a business sign. The Chair said that she could support allowing no window signs for Classic Café, but she has no issue with one business sign on the glazing, as proposed for Classic Kitchen and Bath. Mr. Lau agreed with that proposal. Mr. Benson was convinced that shrinking the length of the signs while granting relief on the height was acceptable, because it has to do with the architecture of the building.

The Chair asked if the owner of the building in question is also the owner of the building housing Boston Pizza and Gyro on the corner of Mass Ave and Park Street. Mr. McFadden said that he believes so, but Barlo Signs has never worked on the signage for that business. The Chair said that those signs are completely out of compliance with zoning bylaws. She requested that Mr. McFadden pass on to the property owner that those signs were installed without being approved by the Board, and they need to come before the Board as required.

Findings:

- Classic Kitchen and Bath sign is approved as proposed.
- Signs for RB Farina Roofing and RB Ace Disposal are approved at the height proposed, but must be reduced to six feet in length, with stacked text.
- Heights Barbershop sign is approved at the height proposed, but the third line must be removed, and the length must be reduced to six feet.
- Classic Café sign is approved as proposed.
- No window signs approved for Classic Café (although they may return to DPCD with a proposal for a business window sign).
- One business window sign approved for Classic Kitchen and Bath.
- All signs should be centered within the lease lines.
- If any tenants or the property owner wish to add lighting to the signs, they must return to DPCD with a proposal.

The Chair asked for a motion to grant relief to the vertical set-backs from the top and bottom of the sign band as requested, with the caveat that the signs need to be brought into compliance with the horizontal set-backs from the lease line, and that no window signs are approved other than a single window sign as proposed for Classic Kitchen and Bath, and that any lighting added at a later date would need to be administratively approved by DPCD. Mr. Lau so moved, Mr. Benson seconded, and the Board voted to approve unanimously.

The Chair moved to **Agenda Item 2 – Review Meeting Minutes.**

May 15, 2023 – Comments submitted by Mr. Benson and Mr. Revilak have already been incorporated. Mr. Lau said that on the first page, he would like to correct the statement he had made from "increased bus service will likely result over time" to "bus service will likely adjust over time." On the second page, he wanted to change the phrase, "a mock-up of what a three-family house versus a six-family house looks like" to include the word "massing." The Board had no other comments. The Chair requested a motion to approve the May 15 minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

June 5, 2023 – Comments submitted by Mr. Benson and Mr. Revilak have already been incorporated, and the Board had no further comments. The Chair requested a motion to approve the June 5 minutes. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Open Forum.**

The Chair invited anyone attending the meeting to address the Board. She said that each speaker would be allowed three minutes, and she noted that the Board typically does not answer questions as they are asked. At the end of Open Forum, they may make a statement about issues that have arisen.

- Susan Stamps, Town Meeting member, member of the Tree Committee, member of Environmental Planner's Gas Leaks Task Force. She asked if she could provide a handout to the Board. The Chair replied that anything shared with the Board should be submitted in advance so that it can be posted and become part of the public record. She agreed that the Board could accept the handout for now, but she asked that Ms. Stamps submit it for the public record. She noted that the handout is entitled "MBTA-C Zoning: Adding Climate Resilience and Natural Spaces." Ms. Stamps said that she has come before the Board before to express her concerns about the need to include planning for trees and open space in the MBTA Communities zoning planning. A group of five concerned residents got together because they shared the same concerns about environmental elements not being included in the MBTA Communities planning. In addition to Ms. Stamps, the group also consists of Mary Ellen Aronow, Town Meeting member and Co-chair of the Tree Committee; Elizabeth Carr-Jones, Town Meeting member and Co-chair of the Open Space Committee; Alan Jones, Town Meeting member and member of Finance and Long-Range Planning Committees; and Brian McBride, who has been involved in Hill's Hill. They all want the MBTA Communities zoning package to pass at the fall Town Meeting, and they want to help that happen by making sure that green zoning language is included. They want to include provisions for climate change mitigation, enrichment of Arlington's natural streetscapes, preserving and increasing the tree canopy, and accessible open spaces. Two of the hottest days in the history of the planet have happened this month, and it's only going to get hotter. We have to make sure that we are not only building housing, but that we're also planting trees and leaving areas for pedestrian refuges, for rain gardens, for benches, for people to get in the shade, in order to make it a walkable community. It won't be walkable without trees and other climate-related amenities. This is consistent with many plans the Town has produced.

- Stephen Makowka, Chair of the Historic Districts Commission, member of the Historic and Cultural Resources Working Group. He has been attending some of the meetings of the MBTA Communities Working Group. He appreciates the scope of the work they're doing and the thoughtfulness they're bringing to it, but he worries that the integration of community preservation goals is getting lost in the shuffle. In Brookline and Ipswich, someone with a background in preservation serves on their MBTA Communities Working Groups. He has attended some of the Working Group meetings and tried to provide some preservation-related information and context, but that has been difficult to do. There has been no outreach to the Historic community to inform them about what's going on and how it might impact their concerns. He would like to ask the Board to encourage the

Working Group to reach out to the preservation community and add time to learn more about these issues to one of their upcoming agendas.

- Chuck Carney, 2 Kimble Road, Town Meeting member, Precinct 11. He appreciated the work of the MBTA Communities Working Group. The first map, published in early June, didn't contain a lot of specifics about building heights, set-backs, and so forth, so it caused confusion. The second map, from later in June, it did outline some of the parameters. He would like the Working Group to publish more information about the model Utile is developing. Are there any assumptions about building heights, usable open space, green space, etc.? He understands that this is a concept, not a design, but the more information provided now, the easier it will be to ameliorate concerns and respond to objections. Ms. Ricker clarified that the model was not developed by Utile, but by the Massachusetts Department of Housing and Community Development.

The Chair acknowledged the requests for providing feedback on climate resilience and preservation issues and said that the July 25 public meeting would be a good opportunity to provide that sort of feedback and have that discussion. Regarding the final comment, she noted that this is an iterative process, so the details Mr. Carney asked about are still in development.

Mr. Benson said that he has encouraged the Working Group to take into consideration not only Arlington's Historic Districts, but also those on the National Register. He also said requiring set-backs is impractical for some parcels because they are too shallow. While providing green space is important, we need to have discussions about how to accomplish that and alternatives to set-backs in some cases.

Mr. Revilak reminded meeting attendees that one of the constraints the Working Group is operating under is that they can't impose requirements on multi-family housing in the MBTA Communities zone that aren't also requirements for other by right development.

The Chair moved to **Agenda Item 4 – New Business.**

Ms. Ricker reported that she has been speaking with the chair of the MBTA Communities Working Group about how they might wrap up the mapping portion of the work. There will probably be another joint meeting of the Board and the Working Group at the Board's regular meeting on Monday, July 24, 2023, at the Community Center, followed by a joint meeting at the Working Group's regular meeting on Tuesday, July 25, 2023, in the Town Hall Auditorium. Both meetings will allow for public comment, but the July 25 meeting will be designed to provide as much time as necessary for public comment. The intention is to have a close-to-final map at both those meetings that will be open to final tweaks based on feedback from the public.

Mr. Benson said that he thinks that before the final presentation is made to the Board, the Working Group needs to notify every property owner whose properties will be in the zone. Ms. Ricker replied that those in and adjacent the final zone will be notified about the Board's public hearings for bringing the Warrant Article to Town Meeting. The Chair noted that there will be four weeks between the July 25 meeting and the date planned for the Board's public hearing on August 28, which is not a lot of time but would allow time for notifications.

Ms. Ricker said that David Morgan, Environmental Planner and Conservation Agent, will set up a meeting with the Open Space Committee, and Teresa Marzilli, Community Outreach and Engagement Coordinator for Diversity, Equity, and Inclusion, will set up a meeting with the Historic Commission. These meetings are intended to offer an opportunity to talk more specifically about those group's interests as they relate to MBTA Communities.

The Chair brought up a prior suggestion that Mr. Benson work with Town Counsel Doug Heim and Ms. Ricker to look at inclusionary zoning and when that kicks in through special permit and what impact or not that would have on MBTA Communities zoning. Mr. Benson has not yet had the opportunity to do so, and the Chair suggested that that issue be included in discussions at the July 25 meeting.

The Chair moved to **Agenda Item 5 – Executive Session, Atwood House 831 Mass Ave.**

The Chair announced that at this time, the Board intends to move into an executive session, which they may do to discuss strategy with respect to collective bargaining or litigation in situations in which an open session may have a detrimental effect on the bargaining or litigating position of the public body. The Board will not reconvene in open session after this executive session.

The Chair asked for a motion to close the open meeting and go into executive session, in accordance with Mass General Law Chapter 39, Section 23B. Mr. Lau so moved, and Mr. Benson seconded. The board voted and approved unanimously.

The open meeting was adjourned at 8:35 pm.

DRAFT

Arlington Redevelopment Board
Monday, July 24, 2023, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director, Planning and Community Development

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The Chair called the meeting of the Board to order, and the Board members introduced themselves.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

February 27, 2023 – Mr. Revilak had three corrections to make beyond what was already submitted to staff. On the second page, in the third paragraph from the bottom, he requested that the phrase "tandem parking space" be changed to the plural "tandem parking spaces." He also asked that on the last page, in the second to last paragraph, the reference to the zoning by-laws be corrected from "Section 5.42.B(8)" to "Section 5.4.2.B(8)." Finally, he asked that the phrase "to Town Meeting" be struck from the paragraph about the Board's adjournment. The Board had no further comments on the minutes. The Chair requested a motion to approve the February 27 minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

April 3, 2023 – The Board had no further comments on the minutes. The Chair requested a motion to approve the April 3 minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

June 26, 2023 – The Board had no further comments on the minutes. The Chair requested a motion to approve the June 26 minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – MBTA Communities Discussion.**

The Chair thanked the members of the MBTA Communities Working Group for joining the Board and for all their work.

Ms. Ricker shared that she and Mr. Lau have been working to create a 3-D model of how the new zoning might look from street level. Mr. Lau presented the model. He explained that it is an existing model of Massachusetts Avenue and Broadway that has been used for a variety of different purposes, with a rough scale of the currently existing buildings. They used the existing model as a base, adding a layer of massing to show what will be allowed under the new MBTA Communities zone.

The Chair asked if they could make some projections of what it might look like at various points in the future, since we know that everything won't be built at once. That might help people visualize the kinds of changes they might see over time.

Mr. Revilak said that this is a useful tool because it is a much more concrete way of presenting what the changes will actually look like.

The Board spent some time exploring the model and looking at what the existing streetscapes look like, versus what it might look with if new buildings were built under the new zoning.

Mr. Lau explained that the existing model includes a topographical layer, but they removed that layer in order to be able to add the layer of new buildings. Sanjay Newton asked if the topographical layer could be added back for use in any presentations to Town Meeting for other public events. Mr. Lau replied that the work on the model was stopped several years ago due to COVID and turnover in the Department of Planning and Community Development, and there's quite a bit of work to do to make it a really accurate portrayal, which might not be doable before the fall Town Meeting.

Mr. Benson said that he is concerned about using this model as a tool, because it shows only massing, with no windows decorative features, trees, or other features of the streetscape. As a result, the model makes it look like the buildings are composed of long, solid walls, which makes the streetscape look very unappealing. He said that he is afraid that if this model were presented at Town Meeting, even if they tried to explain that it only represents the massing, it would give Town Meeting members the impression that the new buildings built under MBTA Communities will be boring and ugly and detract from the streetscape. He suggested taking an actual photo of a section of Mass Ave and add in the massing of potential new buildings rather than using this model.

Ms. Ricker shared that Utile has provided an updated map, dated July 19. It has very few differences from the July 18 map. It has cleaner edges to the south and north, especially on the Broadway corridor, and cleaner edges along Mass Ave in the Center and the Heights. It models some of the agreements the Working Group came to at their July 18 meeting. For the Mass Ave and Broadway, there is a zero minimum parking requirement, a maximum of four stories, and set-backs of 10 feet in the front, 5 feet on the sides, and 20 feet in the rear. The Working Group also discussed a bonus on Mass Ave and Broadway; a developer willing to put in commercial space on the first floor could go up to five stories, and a developer willing to put in commercial space and affordable units could go up to six stories.

The Chair said that on Mass Ave and Broadway, the Board would prefer to see mixed-use developments. She asked if the Working Group had considered a greater bonus, perhaps three stories by right, four stories if the first is commercial space, and five stories if the first two are commercial. She said that the Board recently permitted a building on Broadway with two stories of commercial space, which she thinks was a great project. Mr. Lau replied that the Working Group didn't think about having a second story of commercial space. They allowed projects on Mass Ave could have zero line set-backs with first-floor commercial space. They also started, but did not finish, talking about side-yard set-backs. They also considered giving developers the incentive of getting two extra stories for one floor of commercial space. He said that if developers only have an incentive of one extra story of residential space, it won't be worth it to them to build commercial space on the first floor at all. The Chair agreed that the incentives need to be sufficient to make including commercial space worth their while.

Mr. Lau said that the Working Group also decided not to have minimum parking requirements, but to set maximums, and let the developers decide how to use their space.

Mr. Newton said that one of the pieces of advice that Utile gave them was to make sure they would be happy if developers only build what they can do by right, and don't take advantage of the incentives. He asked if the Working Group and the Board would be happy if developers built all three-story purely residential buildings along Mass Ave. The Chair said that the Board recognizes that they have already potentially given up the possibility of commercial space in the MBTA Communities zone where it is directly on Mass Ave and Broadway. They want to make it as attractive as possible to developers to include commercial space, but that will be a bonus if it happens.

Rebecca Gruber said that the Working Group took to heart the Board's goal make sure that there was plenty of commercial space. They were under the impression that to realistically incentivize developers to include commercial space, it would require offering two extra stories, not just one extra story per floor of commercial space, so they hadn't considered the idea of requiring two floors of commercial space in order to get two extra stories of residential.

Laura Weiner said that the goal of the MBTA Communities legislation is to create housing, not additional commercial space. She thinks that incentivizing commercial space at the cost of residential space is contrary to that goal. The Chair agreed, but pointed out that they also need to think about what the Town of Arlington needs, which is both commercial and residential space.

Mr. Benson likes the idea of a bonus of two stories in exchange for commercial space on the first floor. However, he thinks that some of the other items in the current plan are disincentives to commercial space, and he would like the Working Group to reconsider them. He has concerns about requiring no minimum parking; he thinks that is a disincentive to the development of mixed-use space because mixed-use space requires parking. He would probably not vote for something that does away with parking minimums altogether. He thinks that the residential space could be subject to the same requirements that the Town now has for commercial space, that developers can get a 75% reduction in the parking requirements if they have a Transportation Demand Management plan. He said that it would be possible to grant that reduction under Site Plan Review.

Mr. Benson's second concern is with the set-backs. He would recommend requiring a set-back for purely residential development on Mass Ave, but having no set-back requirement for mixed-use development. Mr. Lau said that that was the Working Group's intention, although it may not have been written into the proposal yet.

Mr. Benson also suggested applying tree planting requirements to the residential areas off Mass Ave and Broadway as well as to the mixed-use developments. The requirement is to plant a tree every 25 linear feet, but it also requires irrigated planter boxes in between the trees. Mr. Lau said that the Working Group did talk about tree requirements and allocating enough space for trees along Mass Ave. He is opposed to irrigation along Mass Ave. Mr. Newton said that Utile advised the Working Group said that if they required tree planting only in the MBTA Communities zone, that would not be compliant with the legislation. They would need to apply anything they required in the zone across all districts. He said the Working Group would definitely support that sort of requirement, but they can't do it as technically a part of MBTA Communities. The Chair said that the Board would need to create a separate zoning bylaw change for street tree requirements, which she will add to her list of bylaw changes that the Board intends to work on.

Mr. Benson said that he likes the fact that the zone would not be in any of the currently industrial and commercial zones, that it has higher heights on Mass Ave and Broadway than on side streets, more of Broadway is included than on previous maps, and it excludes the part of Arlington Heights where the Board intends to create a new business zone.

Mr. Benson asked about the idea of allowing townhouses in a neighborhood multi-family district. He thinks it's possible to allow three- to six-unit townhouses, with set-backs treated as if it were a single structure. The current rules for townhouses are so crazy that they would have to make sure to write rules specifically for townhouses into the MBTA Communities zoning.

Mr. Benson noted that the map contains many places where the district ends partway down the street, and he asked how that decision was made. Ms. Ricker responded that Utile came in approximately 325 feet from the midline of Mass Ave in order to encompass parcels on Mass Ave and the two to three parcels back from Mass Ave. The transect would be 60 feet, 40 feet, and then down to the vernacular that's in the neighborhood right now. Mr. Benson noted that a few places on the map seem a little odd in terms of how far back the zone goes and what's included. Mr. Lau said that they were still considering some of those details.

Mr. Benson asked what the plan was for lot sizes. Mr. Newton replied that there will not be minimum lot sizes. Mr. Revilak said that the requirements will include height, set-backs, and parking, but nothing about lot size. Mr. Benson also asked about open space, and Mr. Revilak replied that the Working Group chose not to include requirements about open space, because the gross floor area-based requirements in our bylaw often have the effect of inhibiting multi-family development. The set-backs will allow for open space without adding specific requirements about it.

The Chair whether the Working Group considered including the frontage road along Route 2, from Pleasant Street to the Lexington border. Mr. Newton replied that they considered it but decided to focus more on the corridors with bus service. Ms. Gruber said they also tried to focus on areas that were in proximity to commercial centers, since that was something that the survey indicated was important to people. Mr. Newton said that the Working Group hopes that some of the good ideas that were raised as part of the MBTA Communities process be taken into consideration by the Board for further zoning initiatives, such as the new Master Plan, since it wasn't possible to include all of them in MBTA Communities.

Mr. Benson said that he likes the current map because it's consistent with the idea of 15-minute neighborhoods and sustainability.

Mr. Lau asked what the other Board members thought about dealing with set-backs on corner lots. A corner lot is considered to have two front yards and two side yards with no rear yard. A building on the corner of Mass Ave or Broadway and a side street is the transition between commercial and residential space. A commercial space could have a zero set-back on both its front facades, and the side yard that extends along the side street could have a minimal set-back, rather than being treated as a back yard between the commercial building and the residential building next to it on the side street. He would suggest allowing both facades facing the streets to function as front yards, but with the one facing Mass Ave or Broadway as the primary front yard. As the opposite side approaches the residential building on the side street, he would recommend requiring a step-back which would reduce the height of the building on the side

closest to residential property. The Chair said that that is the opposite of what the Board has been trying to accomplish. She said that she does not see an issue with having a commercial building next to a residential building without a step-back requirement, as there are many such situations that have never had step-back requirements. She said that a particular circumstance that required consideration could be dealt with in Site Plan Review. Mr. Revilak said he would like more time to think about it. Mr. Benson noted that there would be at least 20 feet between the commercial and residential buildings because each have a 10-food side yard step-back. He asked if that distance would be enough distance between a six-story mixed-use building on Mass Ave and a three-story residential building on the side street for the residential building not to feel overwhelmed. Mr. Lau said that he does not think that is enough space. The Chair said that the purpose of having a step-back requirement facing Mass Ave is to vary the streetscape, and it makes no sense to her architecturally to have a step-back requirement on the side of the building facing away from Mass Ave, and she would not support it. Mr. Revilak proposed requiring a building which has two front yards to treat one of the other yards must be treated as a rear yard. Mr. Benson said that he is hearing three options: 1) making no change to the current requirement, 2) requiring a step-back reducing the size of the building toward the residential side, and 3) requiring that the side yard between the commercial and residential buildings be treated as a rear yard, with a larger set-back. Mr. Lau said that he would like to draw up an image of what he's talking about and share it with the Board.

Mr. Revilak reminded the Board and Working Group that at their last working session, they had talked about eliminating some parcels around smaller businesses from the new zone to facilitate expansion and consolidation of the commercial districts. The current map does not do that; it leaves out parcels currently zoned as commercial, but not anything around them. The Working Group requested that the Board address that issue. The Chair said that she and Mr. Benson are planning to do a walking tour of some of those areas and take a look at what's actually in those parcels, before making any recommendations about whether or not they should be included in the MBTA Communities zone or not.

The Chair said that there had been some question about what the neighborhood multi-family front set-back would be. Currently, the set-back requirement is 20 feet, but there's been discussion about making it 10 or 15 feet in the MBTA Communities district. Mr. Newton said the Working Group has had a lot of discussion about this issue. They wanted to make sure there would be enough room for trees, but not so much room that it became parking. They would all like to see trees planted, but requiring the set-back doesn't necessarily lead to trees being planted. Utile told them that it's very difficult to regulate what happens to that space. As a result, they voted for 10 feet, because they thought a larger set-back would lead to those areas being paved over and used for parking. Mr. Benson asked what is lost in terms of what can be built with a 15-foot set-back versus a 10-foot set-back. Mr. Lau said that they potentially lose around 150 square feet per floor of the building. Mr. Benson pointed out that that doesn't limit the ability to build a house. Mr. Newton replied that the 5-foot difference isn't a dealbreaker, but the Working Group's recommendation is 10 feet.

Mr. Revilak said that he thinks the best place for trees is in the parking lane, for their health and for the use of the sidewalks. That would also enable the Town to plant the trees, as part of public infrastructure, rather than leaving it to the whim of property owners. Mr. Benson said that trees do better in yards than in the planting strip because they have more space. Planting them in the parking lane would require narrowing already narrow streets, which seems unlikely. Mr. Lau replied that the drive line wouldn't be narrowed; it would only eliminate parking. He does not think it's feasible for the zoning bylaws to require homeowners to plant trees, as they now do for commercial developments, so having trees maintained by the Town in the parking lanes is a better solution. Mr. Benson said that the Board needs to find out if the Town is open to creating tree extensions into the current parking lanes. He agreed that it would be a good solution if the Town is willing to do it, but if not, the Board needs to come up with alternate solutions. Mr. Revilak proposed that the Working Group go back and think about this issue a little more. Ms. Gruber said that the Working Group all agreed that they would like to see many more trees, but they're not sure how to make that happen.

The Chair thanked the Working Group for all the work they've done. She likes the fact that they're now getting down to this level of detail, and is confident that they will be able to create a proposal that they feel good about putting before Town Meeting.

Mr. Newton said that the Working Group added an incentive of an extra story if developers go beyond the minimum affordable housing requirement of 15%. They have not decided on the specific percentage that will trigger that bonus. The group had also voted on stacking, not to exceed the maximum for the zone, which is either six or four stories. Mr. Revilak said the group had also proposed a bonus of one story for publicly accessible open space. However, the limit

would be six stories on Mass Ave and five on Broadway, so multiple bonuses could not be added together to exceed that limit.

Mr. Benson asked about the limit of five stories on Broadway. If the by-right height is four stories, that makes it impossible to offer a bonus of two stories for mixed-use development. Mr. Newton replied that there was disagreement among the members of the Working Group about that issue. Mr. Benson asked if the by-right height on Broadway should be three stories, in order to enable a bonus of two stories as an incentive. Ms. Gruber said that the Working Group did not want the baseline to be three stories, because some developers will not choose to use the incentive and will only build three-story buildings, which is not much taller than the two and a half stories allowed now. Mr. Newton asked if the Board would prefer to make the limit on Broadway six stories, to match Mass Ave. He said there was disagreement among the Working Group on the issue. Mr. Benson said the Working Group does not have to agree; they could present the Board with two possibilities for height limits on Broadway, but both options should include the possibility of a two-story bonus for mixed-use development.

Mr. Benson asked about the maximum height for neighborhood multi-family buildings. Previously, the maximum was three stories, but the latest proposal says four stories. Mr. Newton replied that the existing maximum is three stories, so the new zone's maximum should be higher. Because the zone is drawn from the main corridors out, that would mean five- to six-story buildings on Mass Ave/Broadway, four-story buildings moving away from the main corridor, and then the three-story buildings that currently exist further into the neighborhoods.

The Chair moved to **Agenda Item 3 – Open Forum.**

The Chair invited anyone attending the meeting to address the Board. She said that each speaker would be allowed three minutes, and she noted that the Board typically does not answer questions as they are asked. At the end of Open Forum, they may make a statement about issues that have arisen.

- Wynelle Evans, Orchard Place – Utile said that a 10-foot set-back would not support a large tree, only smaller ornamental trees. She said that the Working Group is discussing having smaller or zero set-backs for larger buildings and larger set-backs for shorter buildings, but she would like to propose reversing that. She referenced the Kenwood at 990 Mass Ave, which is an 8-story building with a 30-foot set-back. The large set-back enables trees, grass, and shrubs, which makes the building feel less imposing. By contrast, many one- and two-story storefronts on Mass Ave with zero set-backs, but it doesn't feel oppressive because the buildings are smaller and you can still see the sky. Also, she has sent an invitation to the Working Group, the Board, and Ms. Ricker to visit her street. She is concerned about how non-conforming lots and private ways work in this process. If properties where development is really not feasible are included in the zone, we're working against ourselves. Her street, which has parcels of 3800 square feet, doesn't have curbs or sidewalks and has inadequate parking, but it would now be entirely zoned for four-story buildings. She would encourage the Board and Working Group to spend time looking closely at the areas they are proposing rezoning so they can clearly see what is and isn't possible.

- Susan Stamps, 39 Grafton Street, Town Meeting member for Precinct 3, member of the Tree Committee and the Gas Leak Task Force – She also referenced the fact that Utile said that a 10-foot set-back isn't enough to support a large tree. Utile also said that it is possible to prohibit parking in the set-back, so discouraging parking shouldn't be a factor in deciding how large the set-backs should be. She is a member of a recently formed group, Green Streets Arlington, which advocates for tree canopies, healthy streetscapes, and open space to be part of the MBTA Communities zone. They support multi-family housing mandates and want MBTA Communities to pass Town Meeting. However, right now there are gaps in the MBTA Communities zoning plans in that there are no provisions to help mitigate climate change, moderate heat islands, enrich Arlington's streetscapes, preserve or increase the tree canopy, or provide accessible open spaces. They believe that it is urgent as the climate gets hotter and more extreme that we fill these gaps in the most significant zoning that Arlington will see in decades. They especially ask for much more room for trees in the zoning map. Trees are not simply nice to have, but are necessary for a healthy livable community for the future. Trees absorb carbon and other pollutants and give off oxygen; their roots hold water and mitigate flooding; they offer cooling shade as the climate warms; they reduce energy use by protecting buildings from summer sun and winter winds; they provide habitat for birds and wildlife; they add grace and beauty to neighborhoods and increase property values. They ask that Town

specialists who focus on stormwater management, open space, and tree canopy, such as the Town Engineer and Tree Warden, be consulted in drawing the zoning maps. They ask that in modeling the MBTA Communities districts, the planners use Town tools already in place, such as the street tree inventory, the Tree Warden's list of plantable and unplantable tree spaces, locations with large volume gas leaks, locations with overhead utility lines, and heat maps. Given Town Meeting's impressive record of pro-environmental votes, they believe that the MBTA Communities zoning package will pass Town Meeting only if it has the tree canopies, green streetscapes, and open space necessary to help the environment.

- Elizabeth Carr-Jones, 1 Lehigh Street, co-chair of the Open Space Committee, Town Meeting member from Precinct 14 – She is speaking as part of Green Streets Arlington, a group advocating for tree canopies, healthy streetscapes, and open space to be part of the MBTA Communities zoning package. Her goal tonight is to speak to the fact that Arlington residents consistently give high priority to the sustainable actions Green Streets Arlington is advocating, which are reflected in the Town's planning documents and bylaws. Arlington's Master Plan states that all development must be in harmony with environmental concerns. Arlington's Open Space and Recreation Plan's first goal is to protect the natural environment and mitigate climate change. Arlington's Tree Protection and Preservation bylaw says that preserving and increasing the tree canopy is essential to preserving the character of the Town and maintaining quality of life. Arlington's Net Zero Action Plan says that an overwhelming majority of respondents view climate change as a serious crisis. A high priority measure for net zero buildings also promotes the planting of trees on private property. Arlington's Housing Production Plans specifies equitable access to shared green spaces as a priority. A recent report about Arlington's urban ecology states that trees are widely recognized as the main provider of ecosystem services in urban areas. Arlington's Action Plan for MBTA Communities says that preserving and expanding the Town's street tree canopy is a non-housing characteristic important to Arlington.

- Brian McBride, 36 Eastern Avenue, member of the Open Space Committee and Arlington Conservation Commission – He thanked the Working Group for all their hard work. He thinks that they're on the right track, but environmental habitat and the tree canopy are still missing. Green Streets Arlington members are supporters of additional housing. Concern for the environment is not a cover for NIMBYism; they do want housing to be built, done in an environmentally sensitive way. The group rode bicycles down Mass Ave and took photos of buildings with different sizes of set-backs. He also mentioned the Kenwood, with a 30-foot set-back. Further down, other buildings had 25-foot set-backs, which were also full of trees and were very green. The buildings with 15- or 20-foot set-backs do include trees, but they are less green and leafy. The Tree Warden has said that a 15-foot area is the minimum for a successful tree. The buildings with zero to 10-feet of set-back, they have a harsh, urban feel, are much hotter, and would be a less pleasant place to live. They met and engaged with residents sitting on a wall in the shade of tree that they would never have met without the presence of the tree. Larger set-backs allow for greater connection with neighbors, which is what we want for Arlington.

- Alan Jones, 1 Lehigh Street, Town Meeting member from Precinct 14, Finance Committee – He understands that there are things that many people would like to have as part of MBTA Communities that can't be required but could be incentivized. He has six items that he would like the Board to consider incentivizing, all of which will add to natural spaces, reduce heat islands, manage stormwater runoff, and increase the likelihood that new development will not be second-class developments:
    - Larger set-backs, of 20- to 25-feet. A 10-foot setback makes it impossible to add trees. We may not be able to require trees in larger set-backs, but developers know that trees increase property values and therefore are likely to plant them.
    - On the public spaces, if there are set-backs, easements for public access for parklets with benches and shade trees. Such spaces encourage pedestrian activity.
    - Planning and maintenance of native trees, shrubs, and other perennials, particularly if they're in a designated wildlife or pollinator corridor.
    - Green parking lots. Incentivize 50% shade tree canopy or a photo-voltaic, and permeable surfaces.
    - Reducing the size of open parking lots through structured or underground parking within the footprint of the building.
    - Adding additional greenspace in large developments.

- Mary Ellen Aronow, 22 Addison St, co-chair of the Arlington Tree Committee, Town Meeting member from Precinct 8 – Tonight she is speaking as part of Green Streets Arlington. Currently, they think the MBTA Communities has important gaps in the plans, and the Town must include these natural concerns. They ask the Town to commit to expand current laws which are already implementing climate-forward policies. They ask the Town to be mindful of its long-range plans to enhance Arlington's ecology and climate resilience and bring a package to Town Meeting in tandem with the MBTA Communities districts. A few zoning requirements which are right for expanding to apply to residential and mixed-use districts are:
    - Site Development Standard 6.3.2, which addresses shade tree covers along main corridors, includes requirements to address heat island effects, enhances public health and walkability with proper shading, and provides for shade trees within set-backs when there is no suitable location in the public way, as determined by the Tree Warden.
    - Screening and space buffer requirement in Zoning Section 5.2.7, which requires a screen of plantings to be maintained between properties.

    These and other modest modifications in current zoning are examples which already include provisions to mitigate climate change, moderate heat islands, and enrich Arlington's natural streetscapes. Expanding these current requirements would work toward filling the gaps currently present in the overlay district plan and could be in a package to Town Meeting in tandem with the MBTA Communities zoning package. She thanked the Board and Working Group for their work.

- Keith Schnebly, 78 Webcowet Road, co-chair of the Arlington Tree Committee – He appreciates the work of the MBTA Communities Working Group and supports what they're doing. The mission of the Tree Committee is to promote the protection, planting, and care of trees in Arlington. He's been tracking local rainfall for several years. In 2021, we had 40 inches of rain, which is about average, including a lot of heavy rains over 3 inches. In 2022, we had a drought, with only 7 inches of rain. Since then, Arlington has lost 67 of its trees. Thus far in 2023, we've had 13 inches of rain. In 2022, we had 28 days of 90 degrees or more, and thus far in 2023, we've had seven. It's important to consider these facts as we plan for the future of Arlington. Arlington has a GIS map which shows heat islands. If you overlay the MBTA Communities map over the heat island map, it's a very close match. Mass Ave has been built up over the years in such a way that there aren't trees in that area. The Tree Committee wants to encourage the ability to plant trees along Mass Ave, especially where you have pavement, sidewalks, buildings that are made of stone. We need new housing, and it would be really good if we had a plan that could pass Town Meeting, so that we can be part of the fossil fuel ban, and we also need to increase our tree canopy.

- Chuck Carney, 2 Kimball Road – He thanked the Working Group for all their work. He knows that they're balancing many different perspectives. He is here to reinforce two points. Once is about green space, and particularly set-backs. Ten-foot set-backs aren't sufficient for trees, so he thinks it should be more than that. On the map, there are 20,000 potential new units, which is 10 times what is required. He knows the reality will be less than that, and that we want to do more than what is required, but given how large that number is, we could increase set-backs and slightly reduce the overall number. The second point is about the incentives – mixed-use, affordable housing, and green space. These incentives may actually compete with each other. The incentives may also have unintended consequences, particularly empty storefronts.

The Chair moved to **Agenda Item 4 – New Business.**

Ms. Ricker said that she'd like to talk about the timing of Town Meeting. Initially, the Select Board was planning for October 16, but now they are considering something later in October or possibly November. That date is up to the Select Board, and the Redevelopment Board can't affect it. But the Board does have the opportunity to submit the MBTA Communities zoning to the state early for pre-adoption review, before it goes to Town Meeting. That will enable us to find out how well our plan complies, and getting a pre-approval from the state will mean that we can move more quickly through the process with the state and the Attorney General's Office once it is approved by Town Meeting. That will help us meet the deadline of February 11, 2024, which is the deadline for Arlington to participate in the fossil fuel pilot.

Mr. Benson asked Ms. Ricker when she thought we would be ready to submit for pre-approval, and she replied that she is hoping to have a package ready by the third week of August. Mr. Benson asked to what extent the MBTA Communities zoning will stand by itself, and to what extent Arlington's plans rely on current zoning. It would be helpful to figure that out before going to the state. Ms. Ricker has begun drafting actual zoning language, and she has begun working with Town Counsel Doug Heim to figure out where we can rely on existing zoning and where we'll have to write new conditions.

Mr. Lau asked how the MBTA Communities zoning will work with inclusionary housing. Mr. Benson replied that he spoke with Town Counsel Heim, who said that inclusionary housing can be included, and he is working to figure out the best way to do it. Arlington's inclusionary zoning is 15%, but the state only allows 10%, unless we can include a study showing that 15% works and is not a hindrance to development. Ms. Ricker said that the Board would need to do an Economic Feasibility Analysis. Alternatively, we can take Lexington's approach, which is to say that we intend to use our own inclusionary zoning standards, unless the state says that it's not feasible, in which case we will revert to 10%. She would prefer to do an Economic Feasibility Analysis. Given that Arlington has 40B developments which successfully develop projects with inclusionary housing of 25%, she does not think that 15% would be too onerous, but a study would confirm that. The Chair asked whether DPCD could conduct that study, or if the state would require a third party to do it. She also asked about the timing; would the MBTA Communities zoning package just have to include a commitment to do a study, or would it have to be completed ahead of time. Ms. Ricker replied that she is not sure if the state would allow DPCD to do the study themselves, and she thinks that only a commitment to do the study would be required. Ms. Gruber asked for clarification that we would be using the same AMI for the MBTA Communities inclusionary zoning as we use in other Arlington development, which is 70% for home ownership and 60% for rental. The Board confirmed that that is correct.

The Chair said that the Board would need to keep in close contact with Eric Helmuth, the chair of the Select Board about the date of the fall Town Meeting. She will send him a list of the Board's separate Warrant Articles, and she will let him know that the Board would prefer a later Town Meeting date, on October 23 or later.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The board voted and approved unanimously.

Meeting **Adjourned** at 9:35 pm.

DRAFT

Town of Arlington, Massachusetts

Public Hearing: Docket #3760, 1306-1308 Massachusetts Avenue

Summary:

7:40 pm Notice is herewith given that an application has been filed on July 18, 2023, by RB Farina Roofing, 1319 Massachusetts Avenue, Arlington, MA, to open Special Permit Docket #3760 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to construct a showroom and office at 1306-1308 Massachusetts Avenue, Arlington, MA in the B3 Village Business District which requires a change of use. The opening of the Special Permit is to allow the Board to review and approve the change of use under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	1306-1308_Mass_Ave_Application_checklist.pdf	Docket #3760 application checklist
🗋	Reference Material	1306-1308_Mass_Ave_EDR_Special_Permit_Application.pdf	Docket #3760 application
🗋	Reference Material	1306-1308_Mass_Ave_plot_plan.pdf	Docket #3760 plot plan
🗋	Reference Material	1306-1308_Mass_Ave_architectural_plans_07.13.2023.pdf	Docket #3760 architectural plans

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

Application Cover Sheet (project and property information, applicant information)

Dimensional and Parking Information Form (see attached)

Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

Proposed landscaping *(may be incorporated into site plan)*

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

Plans for sign permits, if signage is an element of development proposal

Stormwater management plan

(for stormwater management during construction for projects with new construction)

SketchUp Compatible Model, if required

Application fee

(See Rule 12 of the ARB Rules and Regulations for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: _____

_____ Special Permit Granted Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Special Permit filing Date: _____

July 18, 2023.

Building Inspector

City of Arlington

RE: 1306-1308 Mass Ave, Arlington, MA 02476.

We hereby submit the required documents for the proposed office space project in relation to the upcoming zoning meeting for the change of use of an existing one-story building located at 1306-1308 Mass Ave, Arlington, MA 02476. The following checklist outlines the documents we have provided, as requested by the city.

Application Form

Project Cover Sheet

Dimensional and parking form

Site plan

Proposed Building Plans: Detailed plans illustrating the proposed changes to the existing retail spaces, showcasing the conversion into office space while maintaining the existing footprint.

Building Elevation: Visual representations of the building's exterior, highlighting the design modifications (proposed sign)

Floor Plans: Detailed layouts of the interior space, indicating how the office areas will be configured and any necessary modifications required to meet the new requirements.

Building Code Review: Drawing notes outlining how the project complies with the applicable building codes and regulations.

Fire Safety Plan: A detailed plan demonstrating compliance with fire safety regulations, including evacuation procedures and fire prevention measures.

Accessibility Compliance: Drawings showcasing how the proposed office space will meet the accessibility requirements per the Americans with Disabilities Act (ADA).

Sketchup Model

Application fee

Please note that the following items were not checked as they are not applicable to our project:

Proposed Landscaping: Due to the limited available space and the building's location on Mass Ave, we are unable to incorporate additional landscaping.

Stormwater Management Plan: As the proposed changes will not alter the building's footprint or introduce new impervious surfaces, a separate stormwater management plan is not required.

Vehicle, Bicycle, and Service Vehicle Plan: Considering the existing provisions made by the city for bicycle parking and the absence of loading requirements, a separate plan is not necessary for our project.

Impact Statement: We believe that the proposed change of use will have minimal impact on the surrounding area, given the nature of the existing retail spaces and the limited modifications being made.

We have made every effort to provide all relevant documentation required for the zoning meeting, ensuring compliance with the city's regulations and guidelines. Should you require any additional information or have any concerns, please do not hesitate to contact us.

Thank you for considering our proposal for the change of use to office space. We look forward to the opportunity to present our project at the zoning meeting.

Very truly yours,

Nathalia Quirino

Designer

PLANNING & COMMUNITY DEVELOPMENT
2023 JUL 17 A 11:01

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address ***1306/1308 Massachusetts Avenue - Arlington - MA 02476***

   Assessors Block Plan, Block, Lot No. ***14-1-13*** Zoning District ***Limited Office (L.O.)***

2. Deed recorded in the Registry of deeds, Book ***1597***, Page ***133***.

   -or- registered in Land Registration Office, Cert. No. ***1678205***, in Book ***811***, Page ***91***.

3. Present Use of Property (include # of dwelling units, if any)

   Currently there is no occupancy at the property.

4. Proposed Use of Property (include # of dwelling units, if any)

   Office

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:

   Name of Applicant(s) ***Ricardo Batista da Silva***

   Organization ***RB Farina Roofing & Co***

   Address ***1319 Massachusetts Avenue*** (Street), ***Arlington - MA -02476*** (City, State, Zip)

   Phone ***(781) 648-5446*** Email ***info@farinaroof.com***

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

   X Property owner ☐ Purchaser by land contract

   ☐ Purchaser by option or purchase agreement ☐ Lessee/tenant

3. **Property Owner** ☐ Check here if applicant is also property owner

   Identify the person or organization that owns the subject property:

   Name: ***Ricardo Batista da Silva*** Title: ***Owner***

   Organization: ***RB Farina Roofing & Co*** Phone: ***(781) 648-5446***

   Address ***1319 Massachusetts Avenue*** (Street), ***Arlington, MA - 02476*** (City, State, Zip)

   Phone ***(781) 648-5446*** Email ***info@farinaroof.com***

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name: *Heladio Salgado* Title: *Licensed Supervisor*

Organization: *RB Farina Roofing & Co* Phone: *(857) 237-8266*

Address *69 Gertrude Street* (Street), *Lynn, MA, 01902* (City, State, Zip)

Phone *(857) 237-8266* Email *info@farinaroof.com*

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
7 (Seven)	*Special Permit*

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s)	title(s)
None.	

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that *RB Farina Roofing & Co* is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at *1306/1308 Massachusetts Avenue - Arlington, MA 02476* which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

1319 Mass Ave. Arlington - MA 02476 Address

(781) 648-5446 Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: ***1306/1308 Mass Ave. Arlington MA 02476*** Zoning District: ***L.O. Limited Office***

Applicant: ***RB Farina Roofing & Co*** Address: ***1319 Mass Ave Arlington MA 02476***

Present Use/Occupancy: No. of Dwelling Units:
Property is not in use. There is no occupancy.

Uses and their gross square feet:
2,810

Proposed Use/Occupancy: No. of Dwelling Units:
Office

Uses and their gross square feet:
2,810

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size		***+/- 5 221.47***	***+/- 5 221.47***	min.
Frontage		***53.50***	***53.50***	min.
Floor Area Ratio[1]				max.
Lot Coverage (%), where applicable		***66.75%***	***66.75%***	max.
Lot Area per Dwelling Unit (sf)		***0***	***0***	min.
Front Yard Depth (feet)		***0***	***0***	min.
Side Yard Width (feet)	right side			min.
	left side			min.
Rear Yard Depth (feet)		***+/- 26'-6"***	***+/- 26'-6"***	min.
Height	stories	***11'-4"***	***11'-0"***	stories[2]
	feet			feet
Open Space (% of G.F.A.)[3]				min.
	Landscaped (sf)			(sf)
	Usable (sf)	***+/- 1 568***	***+/- 1 568***	(sf)
Parking Spaces (#)[4]		***N/A***	***N/A***	min.
Parking Area Setbacks (feet) *(where applicable)*		***N/A***	***N/A***	min.
Loading Spaces (#)		***N/A***	***N/A***	min.
Bicycle Parking[5]	short term	***N/A***	***N/A***	min.
	long term	***N/A***	***N/A***	min.

[1] FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.
[2] Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.
[3] Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.
[4] See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.
[5] See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

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   Organization *RB Farina Roofing & Co*

   Address *1319 Massachusetts Avenue* (Street), *Arlington - MA -02476* (City, State, Zip)

   Phone *(781) 648-5446* Email *info@farinaroof.com*

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   ☐ Purchaser by option or purchase agreement ☐ Lessee/tenant

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   Identify the person or organization that owns the subject property:

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   Organization: *RB Farina Roofing & Co* Phone: *(781) 648-5446*

   Address *1319 Massachusetts Avenue* (Street), *Arlington, MA - 02476* (City, State, Zip)

   Phone *(781) 648-5446* Email *info@farinaroof.com*

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name: *Heladio Salgado* Title: *Licensed Supervisor*

Organization: *RB Farina Roofing & Co* Phone: *(857) 237-8266*

Address *69 Gertrude Street* (Street), *Lynn, MA, 01902* (City, State, Zip)

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section(s)	title(s)
7 (Seven)	*Special Permits*

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s)	title(s)
None	

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that *RB Farina Roofing & Co* is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at *1306/1308 Massachusetts Avenue - Arlington, MA 02476* which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

HELADIO SALGADO

Signature of Applicant(s)

1319 Mass Ave. Arlington - MA 02476 Address

(781) 648-5446 Phone

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: **1306-1308 Massachusetts Avenue** Zoning District: **B3**

2. Present Use/Occupancy: Retail space, No. of dwelling units N/ A

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
+/- 979 (1306)/ +/-2 500 (1308) Sq. Ft.

4. Proposed Use/Occupancy: Business Group- Office & Retail space No. of dwelling units N/ A

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
+/-522 (1306)/ +/-2 957 (1308) Sq. Ft.

		Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6.	Lot size (Sq. Ft.)	+/- 5 221.47	+/- 5 221.47	min.
7.	Frontage (Ft.)	53.50	53.50	min.
8.	Floor area ratio	0,6	0,6	max.
9.	Lot Coverage (%)	66.75%	66.75%	max
10.	Lot Area per Dwelling Unit (Sq. Ft.)	N/ A	N/ A	min.
11.	Front Yard Depth (Ft.)	0	0	min.
12.	Left Side Yard Depth (Ft.)	0	0	min.
13.	Right Side Yard Depth (Ft.)	+/- 3'-5"	+/- 3'-5"	min.
14.	Rear Yard Depth (Ft.)	+/- 26'-6"	+/- 26'-6"	min.
15.	Height (Stories)	One story	One story	max.
16.	Height (Ft.)	+/- 13'-4"	+/- 13'-4"	max.
17.	Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
17A.	Landscaped Open Space (% of GFA)			min.
18.	Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	+/- 1 782	+/- 1 782	
18A.	Usable Open Space (% of GFA)	34.13%	34.13%	min.
19.	Number of Parking Spaces	0	0	min.
20.	Parking area setbacks (if applicable)	-	-	min.
21.	Number of Loading Spaces (if applicable)	-	-	min.
22.	Type of construction			N/A
23.	Slope of proposed roof(s) (in. per ft.)	Flat roof	Flat roof	min.

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of **RB FARINA ROOFING CO**
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Request for change of use. Existing retail space to be used as an Office Space.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 1306-1308 Mass Ave with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The grounds for the relief sought include factors such as adherence to zoning district requirements, compliance with building codes and safety standards, and mitigation of any impacts on the the surrounding area.

E-Mail: info@farinaroof.com Signed: _____ Date: 06/06/2023

Telephone: 978 994-7033 Address: 1319 Massachusetts Ave, Arlington, MA 02476

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

Table 5.5.3- Page 80.

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

The requested use of an office space for a roofing company is essential and desirable to the public convenience and welfare as it provides employment opportunities, offers professional services,ensure safety and quality control, enhances customer convenience, and contributes to local economic growth

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

By considering the limited client visits, off-peak hours, location considerations,the requested use of an office space for a roofing company is unlikely to create undue traffic congestion or unduly impair pedestrian safety.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

By considering the low water consumption, limited waste discharge, compliance with regulations, and responsible maintenance and upkeep, the requested use of an office space is unlikely to overload public water, drainage, sewer systems, or any other municipal system.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

According to the zoning bylaw , the proposed design is fulfilling the regulations by proposing a use (office space) that is allowed in the zoning district, proposing the exiting structure to remain as is, no addition will be proposed, and complying with the building code.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

By considering the compatibility with surrounding uses, absence of environmental hazards, minimal noise and visual impact, professional appearance, and compliance with zoning regulations, the requested use of an office space is unlikely to impair the integrity or character of the district adjoining districts and is not expected to be detrimental to the health or welfare.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Considering the low intensity of use, limited client visits, compatibility with residential areas, and compliance with zoning regulations, the requested use of an office space for a roofing company is unlikely to cause an excess of use that could be detrimental to the character of the neighborhood. It maintains a balance between commercial activity and residential ambiance, preserving the overall character and quality of the neighborhood.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

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18A.	Usable Open Space (% of GFA)	34.13%	34.13%	min.
19.	Number of Parking Spaces	0	0	min.
20.	Parking area setbacks (if applicable)	-	-	min.
21.	Number of Loading Spaces (if applicable)	-	-	min.
22.	Type of construction			N/A
23.	Slope of proposed roof(s) (in. per ft.)	Flat roof	Flat roof	min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 1306-1308 Massachusetts Av **Zoning District:** B3

OPEN SPACE*	**EXISTING**	**PROPOSED**
Total lot area	+/- 5 221.47	+/- 5 221.47
Open Space, Usable	+/- 1 782	+/- 1 782
Open Space, Landscaped		

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †		
Accessory Building		
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	N/ A	N/ A
1st Floor	+/- 3 479	+/- 3 479
2nd Floor	-	-
3rd Floor	-	-
4th Floor	-	-
5th Floor	-	-
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	-	-
Parking garages (except as used for accessory parking or off-street loading purposes)		
All weather habitable porches and balconies	-	-
Total Gross Floor Area (GFA)	**+/- 3 479**	**+/- 3 479**

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA		
Landscaped Open Space (Sq. Ft.)		
Landscaped Open Space (% of GFA)		
Usable Open Space (Sq. Ft.)	+/- 1 782	+/- 1 782
Usable Open Space (% of GFA)	34.13%	34.13%

This worksheet applies to plans dated _____ designed by _____

Reviewed with Building Inspector: _____ Date: _____

Town of Arlington
Inspectional Services
23 Maple Street
Arlington, MA 02476

5/17/2023

RB Farina
1306-1308 Massachusetts Avenue
Arlington, MA 02476

Ricardo Batista Dasilva,

After reviewing the application and plans you provided to the Building department, the Inspector has determined that you will need to apply to the Redevelopment Board (ARB) prior to obtaining a Building Permit or applying to the Zoning board for a Special Permit or Variance. The application is located on the Town website of the Redevelopment Board.

The ARB criteria for a Special Permit states:

> *Many development projects in Arlington require a Special Permit under Environmental Design Review (EDR);* ***Section 3.4 of the Zoning Bylaw*** *specifies which projects are under ARB jurisdiction. The Department of Planning and Community Development (DPCD) accepts all applications and applicant materials for Special Permits under Environmental Design Review (ED) electronically.*

The relative Zoning Bylaws that the Building Department is required to maintain is section 3.4.2 (a)(b)(c), which states:

> *In any instance where a new structure, or new outdoor use, or an exterior addition or a change in use* ***(a)*** *requires a building permit and a special permit in accordance with use regulations for the applicable district or* ***(b)*** *alter the façade in a manner that affects the architectural integrity of the structure, and* ***(c)*** *is one of the uses listed in subparagraphs A through I below,*(see attached) *the special permit shall be acted upon by the Arlington Redevelopment Board (ARB)in accordance with environmental design review procedures and standards of this* ***Section 3.4.***

Once the ARB hearing and decision is complete, you can apply for a Building permit with Inspectional Services.

Sincerely,

Dave Geldart
Building Inspector

RENEY, MORAN, & TIVNAN
REGISTERED LAND SURVEYORS
75 HAMMOND STREET – FLOOR 2
WORCESTER, MA 01610–1723
PHONE: 508–752–8885
FAX: 508–752–8895
RMT@HSTGROUP.NET
A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

JOB #11–1216–22

NAME RB FARINA ROOFING & CONSTRUCTION, INC.

LOCATION 1306–1308 MASSACHUSETTS AVENUE
ARLINGTON, MA

SCALE 1" = 20 ' DATE 11/28/22

REGISTRY MIDDLESEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. THIS CERTIFICATION IS NON–TRANSFERABLE.
THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. TIVNAN
NO. 40047
REGISTERED PROFESSIONAL LAND SURVEYOR

DEED BOOK/PAGE DOC. 1678204

PLAN BOOK/PLAN LC. 36940–A

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

416E OTD 6/4/10

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: ALAVI | BRAZA P.C.
REQUESTED BY:

DRAWN BY: DA
CHECKED BY:

LEGEND:

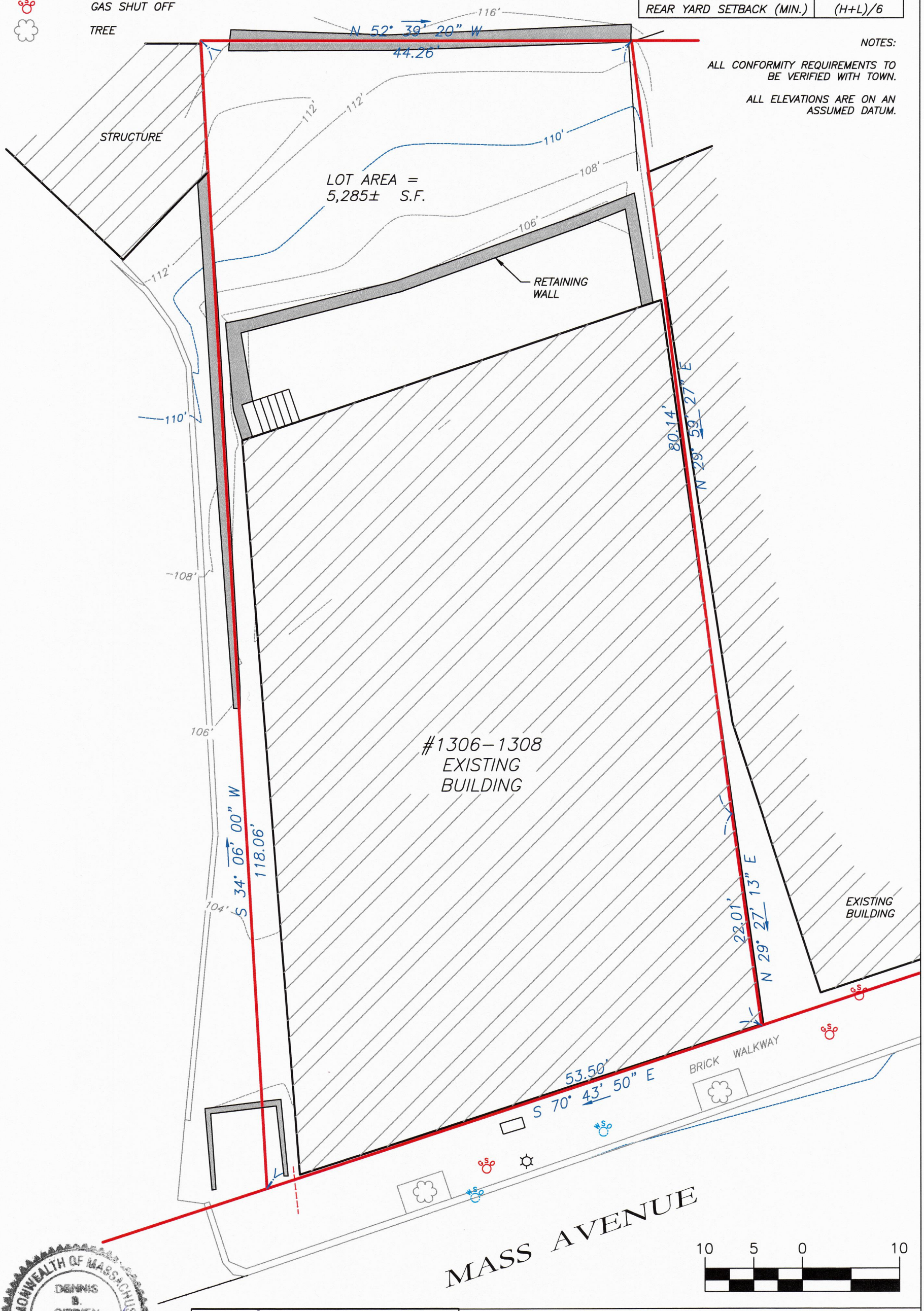
- PROPERTY LINE
- EDGE OF PAVEMENT
- FENCE LINE
- LIGHT POST
- WATER SHUT OFF
- GAS SHUT OFF
- TREE

ZONE – B3	REQUIRED
AREA (MIN.)	6,000 SQ. FT.
FRONTAGE (MIN.)	50'
FRONT SETBACK (MIN.)	N/A
SIDE SETBACK (MIN.)	N/A
REAR YARD SETBACK (MIN.)	(H+L)/6

NOTES:

ALL CONFORMITY REQUIREMENTS TO BE VERIFIED WITH TOWN.

ALL ELEVATIONS ARE ON AN ASSUMED DATUM.



COMMONWEALTH OF MASSACHUSETTS
DENNIS B. O'BRIEN
No. 40048
PROFESSIONAL LAND SURVEYOR

Dennis O'Brien P.L.S.

D. O'BRIEN LAND SURVEYING
EST 1996
480 WEST CENTRAL ST.
FRANKLIN, MA 02038 508-541-0048

CERTIFIED PLOT PLAN
1306–1308 MASS AVENUE
ARLINGTON, MA MIDDLESEX COUNTY

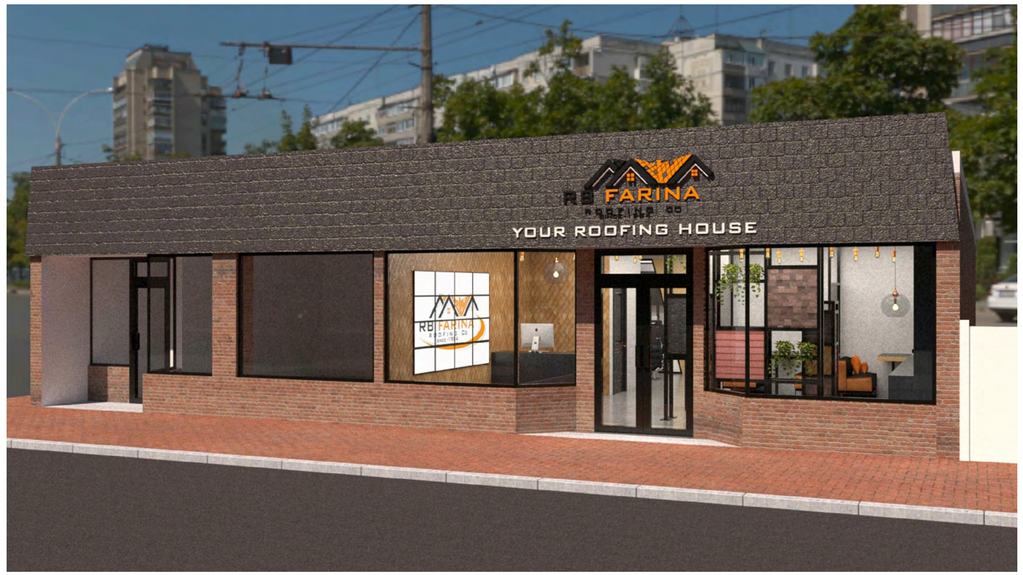
SCALE:	DATE:	REVISED:	DRAWN BY:	CHECKED BY:
1:10'	5/23/2023	---	A.R.M.	D.O.

INTERIOR RENOVATION

1306-1308 MASSACHUSETTS AVE, ARLINGTON, MA 02476.



EXISTING FACADE.



PROPOSED FACADE.

PROJECT DIRECTORY

OWNER

RB Farina Roofing
1306-1308 Massachusetts Ave, Arlington, MA 02476.
Attn:

DESIGNER

Rise Architecture

Attn: Nathalia Quirino
(857) 888-1216

CONTRACTOR

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTIONS OF THE PROJECT.
3. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.
4. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS.
5. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCLUDING THE REMOVAL OF ALL DEBRIS RESULT FROM CONSTRUCTION.
6. THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.
7. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED.
8. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS.
9. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTIONS OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.
10. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BIDING AS IF REQUIRED BY ALL THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK.
11. DIMENSIONS ARE TO CENTER LINES, EXISTING BUILDING GRID LINES OR TO FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED.
12. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK.
13. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.
14. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.
15. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING.
16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION TO THE ARCHITECT.
17. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN. FOR LAYOUT, ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.
18. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL.
19. ALL WORK TO BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATIONS FROM ORIGINAL DRAWING SET.
20. ALL UNUSED / ABANDONED FLOOR & WALL OPENINGS SHALL BE SEALED AND FIRESTOPPED TO SPECIFIED ASSEMBLY.
21. ALL MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING SHALL BE PROVIDED BY OTHERS AND IS NOT PART OF OR COORDINATED WITH THIS ARCHITECTURAL CONSTRACT DOCUMENT/ DRAWINGS.
22. ALL MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING SHALL BE IN ACCORDANCE WITH MASSACHUSETTS BUILDING AND FIRE SAFETY CODES INCLUDING THE FEDERAL, STATE AND LOCAL REGULATORY RULES AND SHALL BE COORDINATE BY GENERAL CONTRACTOR AND SUBCONTRACTORS.
23. GC AND SUBS SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, CONDITIONS, AND AREAS WITH A PROFESSIONAL MECHANICAL, ELECTRICAL, PLUMBING, ENGINEER AS REQUIRED. THIS COORDINATION SHALL SUBS. THIS INCLUDES BUT IS NOT LIMITED TO FLOOR AND CEILING PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES.

CODE

SPACE SUMMARY:

1306 (RETAIL SPACE) = 522 SQ FT

1308 (OFFICE) = 2 957 SQ FT

USE CATEGORY

Zoning District: B3 - Village Business
Occupancy Use: Business Group.
Type of construction: IIIB

BUILDING CODE:

WORK TO BE COMPLETED IN ACCORDANCE TO:

IBC - International Building Code 2015
IEBC - International Existing Building Code 2015
IECC - International Energy Conservation Code 2015
IMC - International Mechanical Code 2015
780 CMR - MA Amendments to the IBC
527 CMR - MA fire prevention and electrical regulations
521 CMR - MA accessibility regulations
248 CMR - MA plumbing regulations

FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS

PRIMARY STRUCTURAL FRAME	0 HOURS
LOADBEARING EXTERIOR WALLS	2 HOURS
INTERIOR LOAD BEARING WALLS	0 HOURS
NONBEARING INTERIOR WALLS AND PARTITIONS	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS
SEPARATION OF USE	1 HOUR

LOCUS MAP



RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer	Engineer
Nathália Quirino	Nazieh R. Hammouri.
857 888-1216	857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

NAZIEH R. HAMMOURI STRUCTURAL No. 36786 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

July 13, 2023.
DATE OF ISSUE

Issued for permit.
DESCRIPTION

AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

Revisions

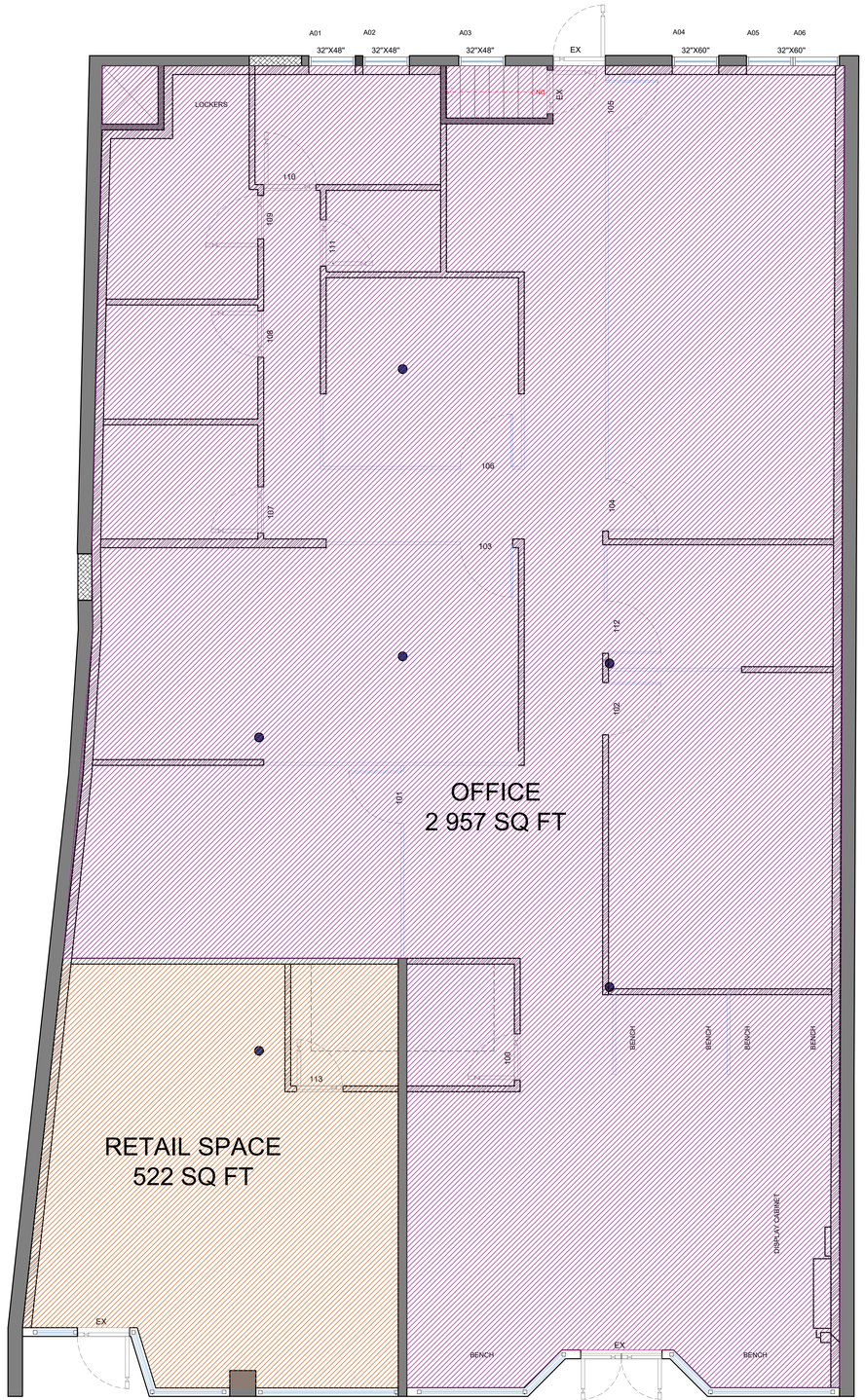
00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023
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03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

COVER PAGE.

DRAWING NUMBER

C-100



1 FIRST FLOOR PLAN - GROSS AREA

1/4" = 1'0"

LEGEND:

1306 - RETAIL SPACE = 522 SQ FT

1308 - OFFICE = 2 957 SQ FT

TOTAL = 3 479 SQ FT

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
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Engineer
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857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZIEH R HAMMOURI
STRUCTURAL
No. 38746
REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
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AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
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Revisions

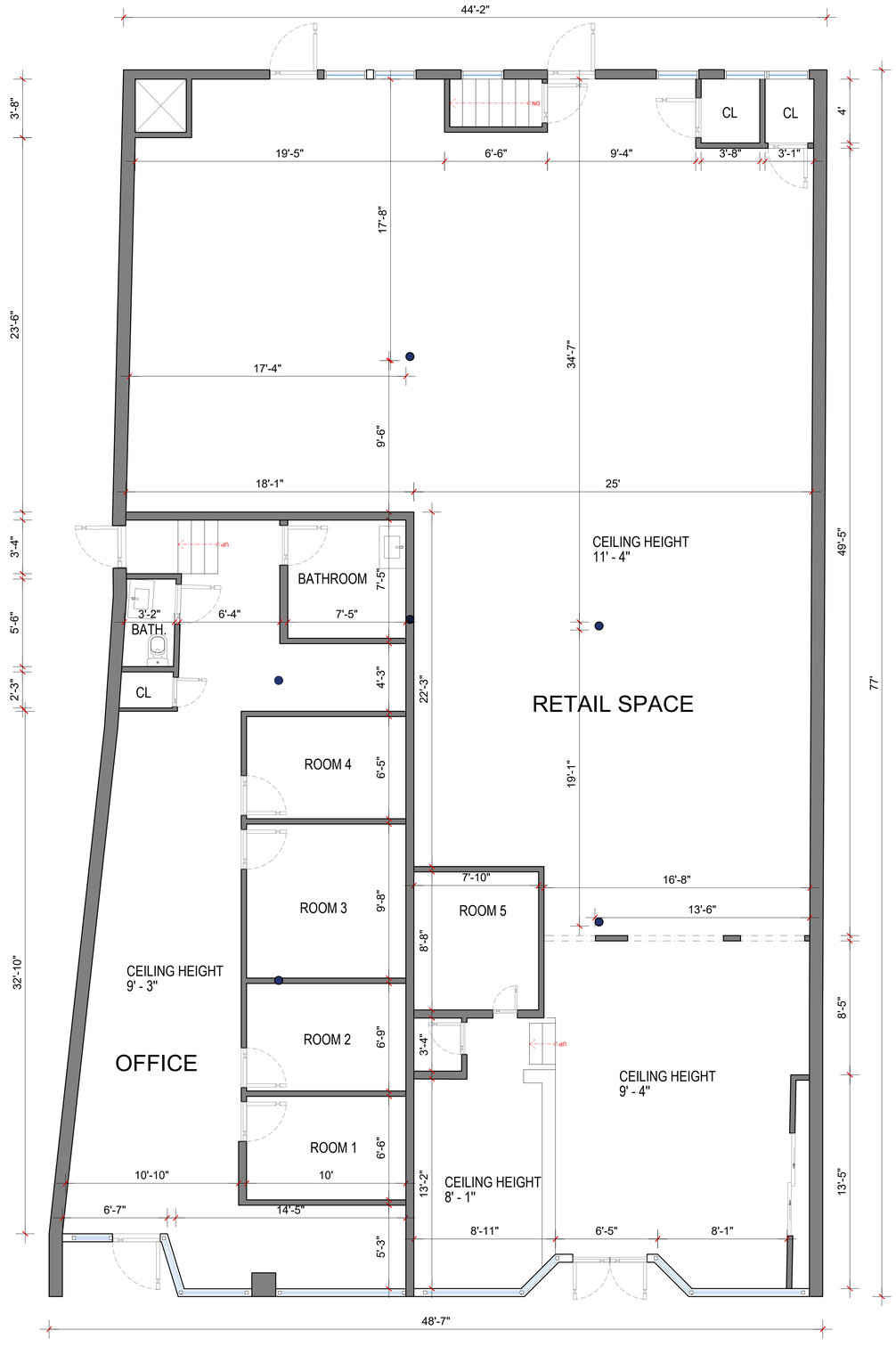
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03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

GROSS AREA.

DRAWING NUMBER

A-100



1 EXISTING FIRST FLOOR PLAN

1/4" = 1'0"

LEGEND

- EXISTING FOUNDATION WALL.
- EXISTING WALL.
- NEW 2X4 WALL CONSTRUCTION.
- NEW 2X6 WALL CONSTRUCTION.
- DEMOLITION.

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
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Engineer
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857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZEIH R. HAMMOURI
STRUCTURAL
No. 36786
REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
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AS INDICATED.	Nathalia Quirino
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DRAWING TITLE

EXISTING FLOOR PLANS.

DRAWING NUMBER

A-101

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

NOTES

USE GROUP

B3 - (VILLAGE BUSINESS)

FIRST FLOOR AREA: 3485 SQ FT
BASEMENT AREA: 0 SQ FT
TOTAL AREA: 3485 SQ FT

EXISTING OCCUPANCY SUMMARY

TOTAL EXISTING: 24 PEOPLE

PROPOSED OCCUPANCY SUMMARY

TOTAL = 24 PEOPLE / NO CHANGE

TOILET FIXTURES

2 ADA BATHROOM

1 FEMALE BATHROM

1 MALE BATHROOM

EXIT CAPACITY CALCULATIONS

FIRST FLOOR

EXIT#1=36"

EXIT # 2 = 36"

TOTAL EXIT CAPACITY =
***ALL EXITS EQUIPPED WITH PANIC HARDWARE**

LEGEND

- EXIT ACCESS
- EMERGENCY LIGHT
- EXIT SIGN
- FIRE EXTINGUISHER
- ACCESSIBLE SEATING
- STANDING AREA

SIGNAGE

TACTILE EXIT SIGNS SHALL BE PROVIDED AT LOCATIONS INCLUDING BUT NOT LIMITED TO:

-GRADE LEVEL EXIT DOOR "EXIT"
-EXIT DOOR LEADING TO GRADE LEVEL EXIT DOOR (STAIRWELL DOORS) EXIT STAIR DOWN

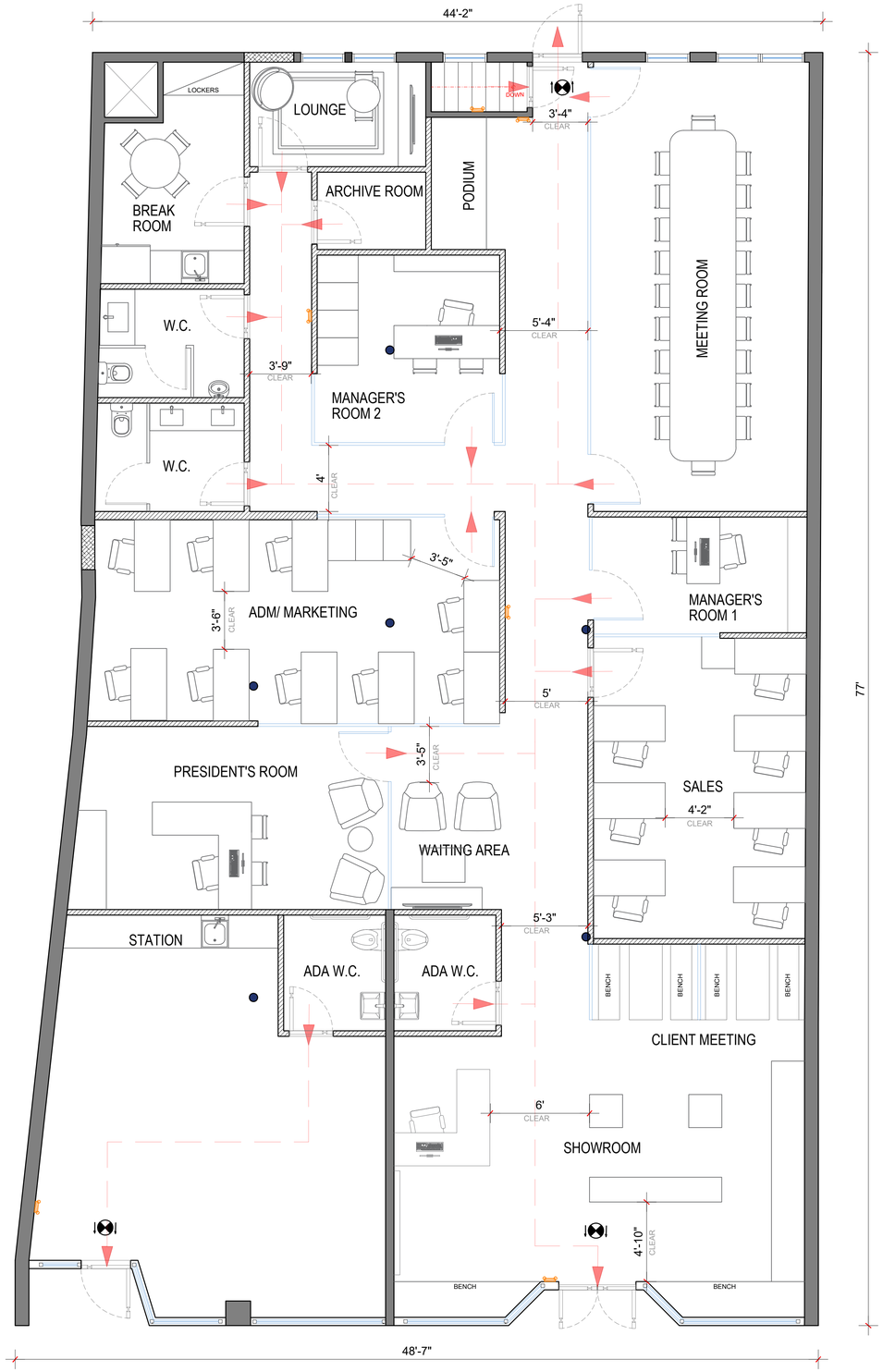
-EXIT DOORS LEADING TO GRADE LEVEL EXTERIOR EXIT "EXIT"

COMPLETE ADA SIGNAGE SHALL BE PROVIDED AS NON-GLARE, CONTRASTING BACKGROUND, 1/32" RAISED CHARACTERS, TEXT HEIGHT 5/ 8" TO 2" AND PICTOGRAMS SHALL BE 6" HIGH MIN.
MOUNTING HEIGHT MIN. 4'-0" ABOVE FINISHED FLOOR TO LOWEST BRAILLE AND MAX. 5'-0" TO BOTTOM OF HIGHEST LINE OF RAISED TEXT. MOUNT SINGS TO LATCH SIDE OF DOOR, AT DOUBLE DOORS AT THE NEAREST WALL PREFERABLE AT THE RIGHT OF THE OPENING

EXIT ROUTE

ACCESSIBLE

EXIT



1 FIRST FLOOR PLAN

1/4" = 1'0"

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
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Engineer
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No.	Description	Date
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DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZIEH R HAMMOURI
STRUCTURAL
NO. 38786
REGISTERED
PROFESSIONAL ENGINEER

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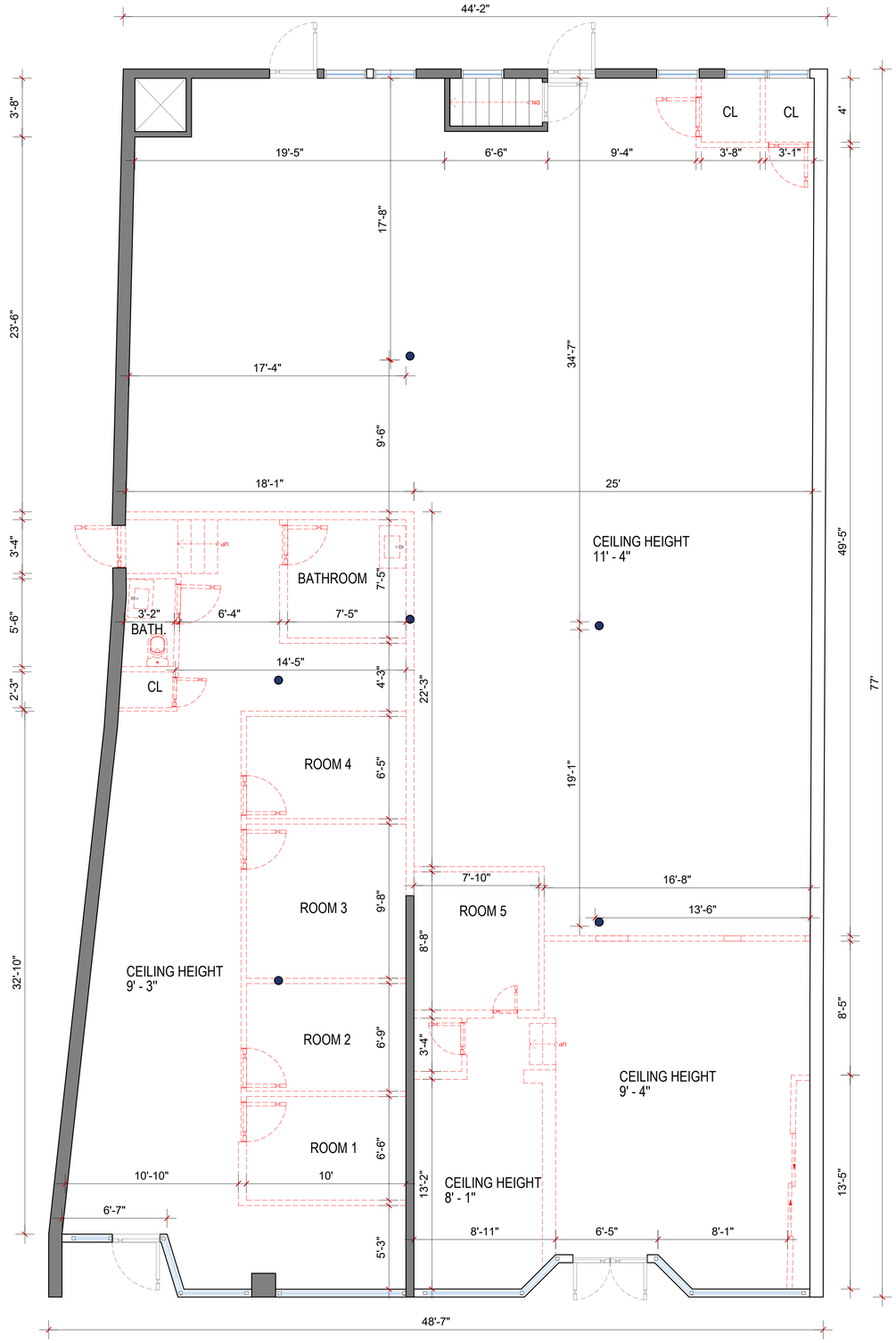
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04	Facade	07/13/2023

DRAWING TITLE

EGRESS PLAN.

DRAWING NUMBER

A-102



1 DEMOLITION FIRST FLOOR PLAN

1/4" = 1'0"

LEGEND

- EXISTING FOUNDATION WALL.
- EXISTING WALL.
- NEW 2X4 WALL CONSTRUCTION.
- NEW 2X6 WALL CONSTRUCTION.
- DEMOLITION.

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZEIH R. HAMMOURI
STRUCTURAL
No. 38756
REGISTERED
PROFESSIONAL ENGINEER

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04	Facade	07/13/2023

DRAWING TITLE

DEMOLITION FLOOR PLAN.

DRAWING NUMBER

A-103

CODE SUMMARY

WORK TO BE COMPLETED IN ACCORDANCE WITH:

*** MA STATE BUILDING CODE (NINTH EDITION)**
*** INTERNATIONAL BUILDING CODE (SEE BELOW)**

INTERNATIONAL BUILDING CODE (IBC)

Building General

1 STORY BUILDING. - BUILDING USE: BUSINESS - MULTI USE OFFICE - MODERATE HAZARD FACTORY (F-1)
BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM.

CHAPTER 6

TYPES OF CONSTRUCTIONS: TYPE III - B

BUILDING ELEMENT:	REQUIRED:
STRUCTURAL FRAME	0HR
LOADBEARING EXT. WALL	2HR
NON- LOADBEARING EXT. WALL	0HR*
NON- LOADBEARING INT. WALL	0HR
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0HR
ROOF CONSTRUCTION & SECONDARY NUMBERS	0HR

*BASED ON TABLE 602 - FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATIONS DISTANCE.

CHAPTER 7

FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENING BASED ON FIRE SEPARATIONS DISTANCE AND DEGREE OS OPENING PROTECTION:

SEPARATION DISTANCE > 5' = 25%

CHAPTER 8

INTERIOR FINISHES

SECTION 803.1 1 INTERIOR WALL AND CEILING FINISH MATERIALS./

Interior wall and finish ceiling materials shall be classified in accordance with ASTM E 84 or URL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flames spread and smoke-develop indexes.

Class A: Flame spread index 0-25; smoke-developed index 0-450
Class B: Flame spread index 26-75; smoke-developed index 0-450
Class C: Flame spread index 76-200; smoke-developed index 0-450

CHAPTER 9

FIRE PROTECTION SYSTEMS

BUILDING IS NOT SPRINKLERED SECTION 903.2.5.

CHAPTER 10

MEAN OF EGRESS

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.

EGRESS WIDTH / .2 (OTHER EGRESS COMPONENTS) = OCCUPANT LOAD.
Exception: For other than Group G and I-2 occupancies, the capacity, in inches (mm), of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch (3.8mm) per occupant in building equipped with throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and emergency voice-alarm communication system in accordance with Section 907.5.2.2.

CHAPTER 11

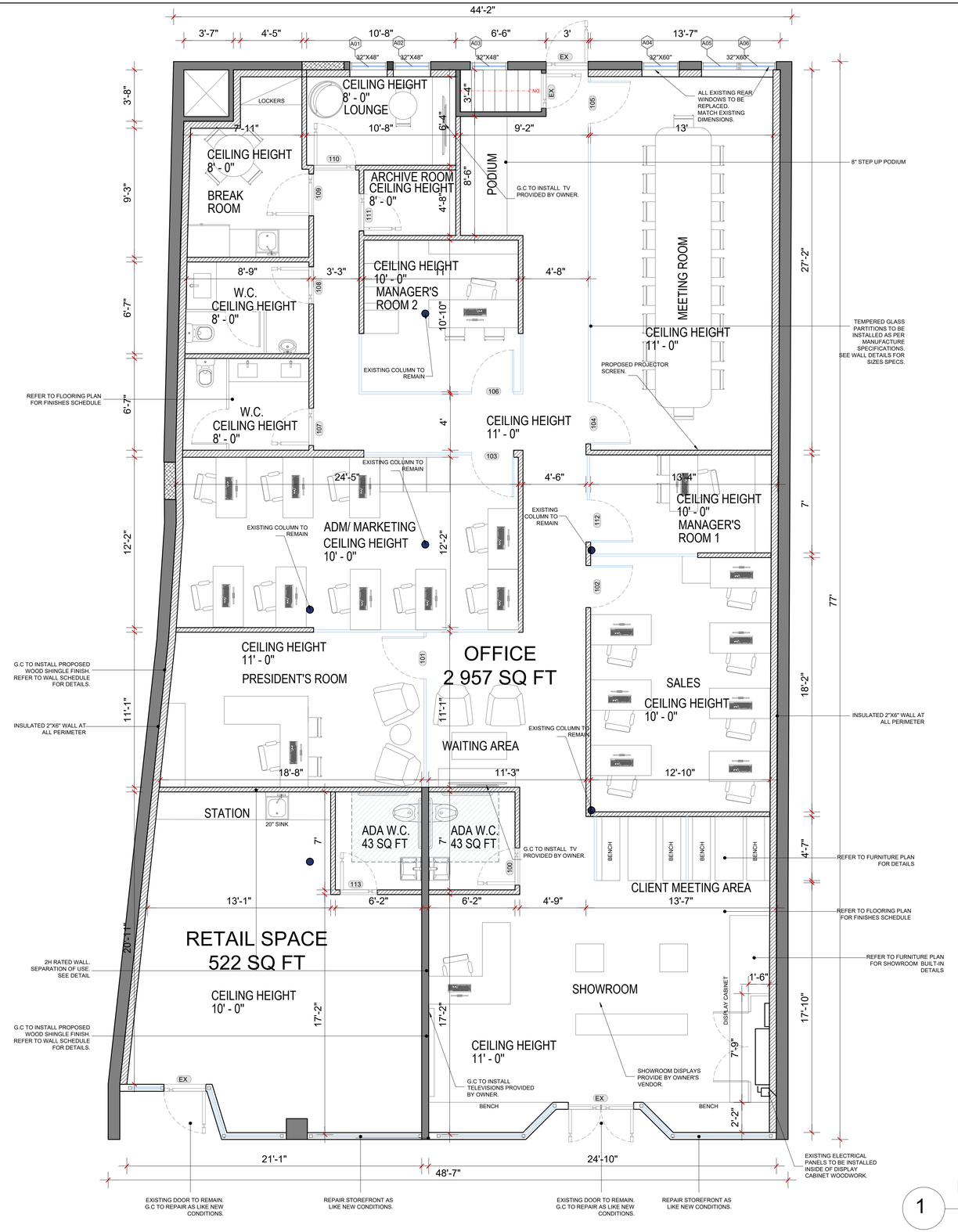
ACCESSIBILITY

DESIGN AND CONSTRUCTION SHALL COMPLY WITH MAAB 521 CMR .

OCCUPANT LOAD PER STORY 1 - 500=
200ft Max Travel Distance without sprinkler.

GENERAL NOTE:

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LEGEND

- EXISTING FOUNDATION WALL.
- EXISTING WALL.
- NEW 2X4 WALL CONSTRUCTION.
- NEW 2X6 WALL CONSTRUCTION.
- GLASS PARTITION.
- DEMOLITION.

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'0"

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE, ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer	Engineer
Nathália Quirino	Nazieh R. Hammouri.
857 888-1216	857 312-9212

No.	Description	Date
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01	Issue for Permit	05/01/2023

DRAWING INFORMATION

NAZEIH R HAMMOURI STRUCTURAL No. 38786 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

July 13, 2023.
DATE OF ISSUE

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DESCRIPTION

AS INDICATED.	Nathalia Quirino
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1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
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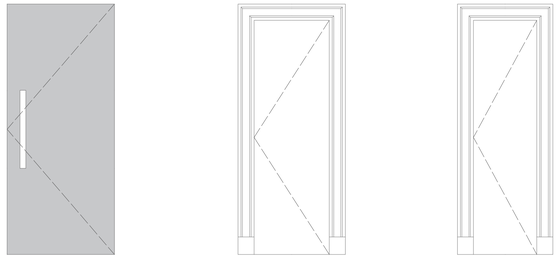
DRAWING TITLE

PROPOSED FLOOR PLAN.

DRAWING NUMBER

A-104

DOOR TYPES



TYPE A
SINGLE INTERIOR - GLASS DOOR
3'0" x 7'0"

TYPE B
SINGLE INTERIOR
3'0" x 7'0"

TYPE C
SINGLE INTERIOR
2'8" x 7'0"

WINDOWS TYPES



TYPE A
DOUBLE-HUNG
2'8" X 4'0"

TYPE B
DOUBLE-HUNG
2'8" X 5'0"

DOOR SCHEDULE

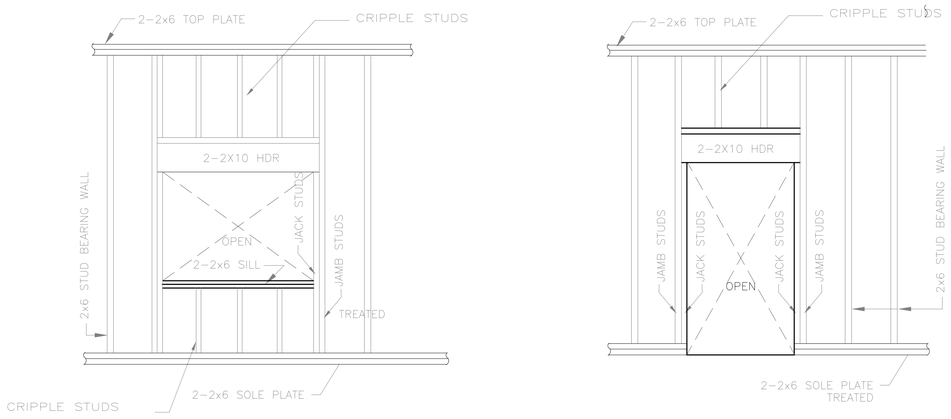
NO.	ROOM NAME	DOOR					
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE
100	ADA W.C.	3' - 0"	7' - 0"				TYPE B
101	PRESIDENT'S ROOM	3' - 0"	7' - 0"				TYPE A
102	SALES	3' - 0"	7' - 0"				TYPE A
103	ADM/ MARKETING	3' - 0"	7' - 0"				TYPE A
104-105	MEETING ROOM	3' - 0"	7' - 0"				TYPE A
106	MANAGER'S ROOM 2	3' - 0"	7' - 0"				TYPE A
107	WOMEN'S RESTROOM	2' - 8"	7' - 0"				TYPE C
108	MEN'S RESTROOM	2' - 8"	7' - 0"				TYPE C
109	BREAK ROOM	3' - 0"	7' - 0"				TYPE B
110	LOUNGE	2' - 8"	7' - 0"				TYPE C
111	ARCHIVE ROOM	3' - 0"	7' - 0"				TYPE B
112	MANAGER'S ROOM 1	3' - 0"	7' - 0"				TYPE A
113	RENTAL SPACE - ADA W.C.	3' - 0"	7' - 0"				TYPE B

EX = EXISTING DOOR

WINDOW SCHEDULE

NO.	ROOM NAME	WINDOW					
		WIDTH	HEIGHT	SILL	MATERIAL	U-VALUE	TYPE
A01	LOUNGE	2' - 8"	4' - 0"	4' - 6"	WOOD CLAD	MIN: 0.3	TYPE A
A02	LOUNGE	2' - 8"	4' - 0"	4' - 6"	WOOD CLAD	MIN: 0.3	TYPE A
A03	BASEMENT STAIR	2' - 8"	4' - 0"	4' - 6"	WOOD CLAD	MIN: 0.3	TYPE A
A04	MEETING ROOM	2' - 8"	5' - 0"	4' - 6"	WOOD CLAD	MIN: 0.3	TYPE B
A05	MEETING ROOM	2' - 8"	5' - 0"	4' - 6"	WOOD CLAD	MIN: 0.3	TYPE B
A06	MEETING ROOM	2' - 8"	5' - 0"	4' - 6"	WOOD CLAD	MIN: 0.3	TYPE B

DOOR/WINDOW FRAME



WINDOW OPENING
NO SCALE

DOOR FRAMING
NO SCALE

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
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DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZEIH R. HAMMOURI
STRUCTURAL
No. 39786
REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
DATE OF ISSUE

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DESCRIPTION

AS INDICATED. | Nathalia Quirino
SCALE | DRAWN BY

1306/ 1308_MASS_AVE | 1306/ 1308_MASS_AVE
PROJECT # | FILE NAME

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03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

DOOR & WINDOW SCHEDULE.

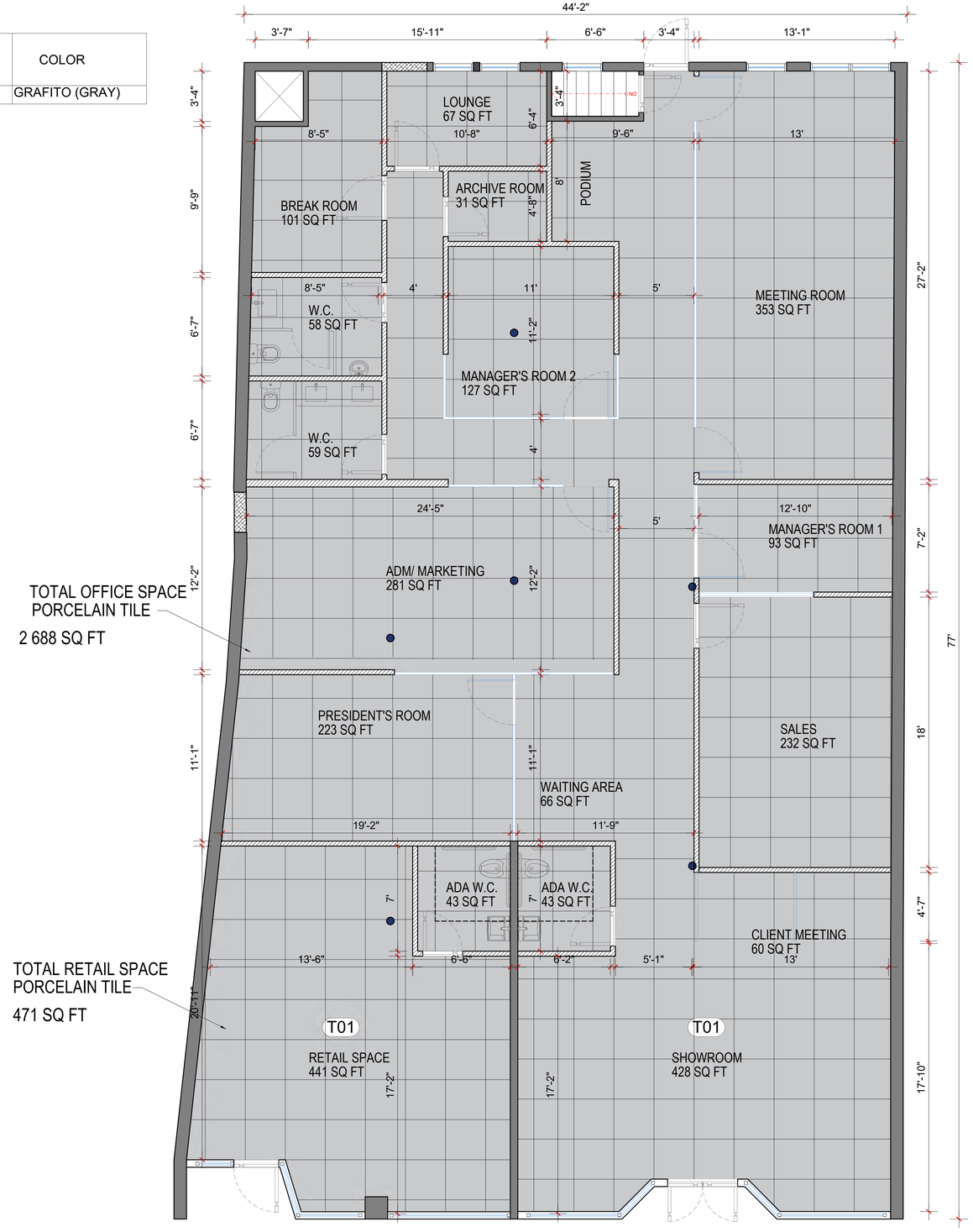
DRAWING NUMBER

A-105

NO.	ROOM NAME	MANUFACTURER	MATERIAL SPEC.	SIZE	COLOR
T01	1ST FLOOR	RIFT (TILEBAR)	SEMI-POLISHED PORCELAIN TILE	32" X 32"	GRAFITO (GRAY)

T01 - PORCELAIN TILE





TOTAL OFFICE SPACE
PORCELAIN TILE
2 688 SQ FT

TOTAL RETAIL SPACE
PORCELAIN TILE
471 SQ FT

1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'0"

LEGEND

- EXISTING WALL.
- NEW 2X4 WALL CONSTRUCTION.
- NEW EXTERIOR WALL CONSTRUCTION.
- GLASS PARTITION.

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RISE ARCHITECTURE

PROJECT NAME

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02	Restroom & panels	05/01/2023
03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

FLOOR SCHEDULE.

DRAWING NUMBER

A-106

FURNITURE SCHEDULE

NO.	ROOM NAME	MANUFACTURER	MATERIAL SPEC.	SIZE	MATERIAL	COLOR
T01	ADM/ SALES/ MANAGER'S 1	MADISON LIQUIDATORS	TABLE CUBICLE	52"X26"	METAL/ WOOD	ESPRESSO
T02	RECEPTION	NATIONAL BUSINESS FURNITURE	REVERSIBLE RECEPTION L-SHAPED DESK ITEM: 16149	42"(H) x71"(W)x72"(D)	WOOD	ESPRESSO
T03	PRESIDENT'S OFFICE	NATIONAL BUSINESS FURNITURE	MIDLAND L-SHAPED STEEL DESK ITEM: 221617	30"(H)x72"(W)x78"(D)	WOOD/ METAL	BLACK/NATURAL TEAK
T04	SALES/MANGER'S 2	NATIONAL BUSINESS FURNITURE	AT WORK WRITING DESK ITEM: 46284	29.25"(H) x 72"(W) x 24"(D)	METAL/ WOOD	WARM ASH/ BRUSHED
T05	CLIENT'S MEETING	WAYFAIR	SANTRELL 55" DINING TABLE SKU:W001152577	29"(H)x55"(W)x24"(D)	METAL/WOOD	BLACK/ RICH BROWN
T06	BREAK ROOM	WAYFAIR	SALEH 36" PEDESTAL TABLE SKU:W002802512	30"(H)x36"(W)x36"(D)	WOOD	WHITE/NATURAL
T07	MEETING ROOM	MADISON LIQUIDATORS	Rectangular Conference Table w/ Laminate and Aluminum Legs	240" X 48"	METAL/WOOD	ROOTS/DARK CHOC.
B01	CLIENT'S MEETING	OVERSTOCK	UPHOLSTERED BENCH ITEM: 40823374	20"(H)x53.54"(W)x18.90"(D)	STEEL/ FABRIC	BLACK/ ORANGE
C01	MULTIPLE	NATIONAL BUSINESS FURNITURE	HARPER MID-BACK EXECUTIVE CHAIR ITEM:56622	42.5"(H)x24.5"(W)x25.5"(D)	METAL/ LEATHER	BLACK/SILVER
C02	BREAK ROOM	WAYFAIR	CINDAL TUFTED SIDE CHAIR (SET OF 2) SKU: W010242018	32.3" (H) x 18.1" (W) x 20.1" (D)	METAL/ LEATHER	BROWN
C03	PRESIDENT'S / WAITING	ALL MODERN	BOLA UPHOLSTERED ARMCHAIR SKU:A001111858	30"(H)x30"(W)x32"(D)	FABRIC	GRAY
C04	LOUNGE	WAYFAIR	STANDARD BEAN BAG CHAIR SKU:W002442759	22"(H)x28"(W)x28"(D)	FABRIC	ORANGE
C05	LOUNGE	WAYFAIR	VEZINA KIDS 3 PIECES ROUND PLAY SKU:W000422693	20"(H)x23.5" (W)x 23.5"(D)	WOOD/ PLASTIC	WHITE
F01	ADM/ MANAGER'S 2/SALES	WAYFAIR	DRAWER STEEL VERTICAL FILING CABINET SKU:W005759798	35.5"(H)x14.25"(W)x18"(D)	STEEL	BLACK
F02	BREAK ROOM	WAYFAIR	3 - Tier 9 - Section 45" Wide Locker	76" H X 45" W X 21" D	WOOD	BLACK/ OAK
F03	MANAGER'S 1 & 2	MADISON LIQUIDATORS	CREDENZA CABINET	71"X22"X29"	WOOD	ESPRESSO
F04	WAITING ROOM	WAYFAIR	MCINTYRE SIDEBOARD SKU: W006507483	32" (H) x 60" (W) x 15" (D)	WOOD	BLACK
F05	LOUNGE	WESTELM	Modern Paneled Wood Media Console (72")	72" X 19" X 18"	WOOD	OAK
F06	WAITING ROOM	ALL MODERN	AKSHAN COFFE TABLE SKU: A000925258	16" (H) x 31.5" (W) x 25.5" (D)	WOOD/METAL	BLACK/ LIGHT OAK
F07	PRESIDENT'S ROOM	ALL MODERN	GLENCOE END TABLE SKU:A000416788	25" (H) x 19" (W) x 19" (D)	METAL	SILVER
D01	SHOWROOM	-	SAMPLE DISPLAY	72" (H) x 24" (W) x 24" (D)	WOOD/METAL	BLACK
D02	SHOWROOM	-	SAMPLE DISPLAY	132" (H) x 84" (W) x 18" (D)	METAL	BLACK
W01	SHOWROOM	WOODWORK OR DESIGNED BY OTHERS	SAMPLE DISPLAY	120" (H) x 160" (W) x 24" (D)	WOOD	BLACK
W02	BREAK ROOM	WOODWORK OR DESIGNED BY OTHERS	CABINETS	36" (H) x 104" (W) x 24" (D)	WOOD	OAK
W03	MANAGER'S 1	WOODWORK OR DESIGNED BY OTHERS	UPPER CABINET	40" (H) x 132" (W) x 15" (D)	WOOD	BLACK
W04	MANAGER'S 2	WOODWORK OR DESIGNED BY OTHERS	UPPER CABINET	40" (H) x 84" (W) x 15" (D)	WOOD	BLACK

T01 - TABLE CUBICLE



T02 - REVERSIBLE RECEPTION DESK



T03 - MIDLAND L-SHAPED DESK



T04 - AT WORK WRITING DESK



T05 - SANTRELL DINING TABLE



T06 - SALEH PEDESTAL TABLE



T07 - CONFERENCE TABLE



B01 - UPHOLSTERED BENCH



C01 - HARPER EXECUTIVE CHAIR



C02 - CINDAL TUFTED SIDE CHAIR



C03 - BOLA UPHOLSTERED ARMCHAIR



C04 - BEAM BAG CHAIR



C05 - VENIZA KIDAS 3 PIECES



F01 - DRAWER STEEL VERTICAL



F02 - LOCKER



F03- CREDENZA CABINET



F04 - SIDEBOARD



F05- TV MEDIA CONSOLE



F06 - COFFEE TABLE



F07 - SIDE TABLE



D01 - SAMPLE DISPLAY



D02 - SAMPLE DISPLAY



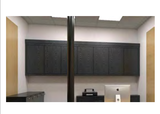
W01 - WOODWORK SAMPLE DISPLAY



W02- KITCHEN CABINET



W03- MANAGER'S 1 UPPER CABINET



W04- MANAGER'S 2 UPPER CABINET









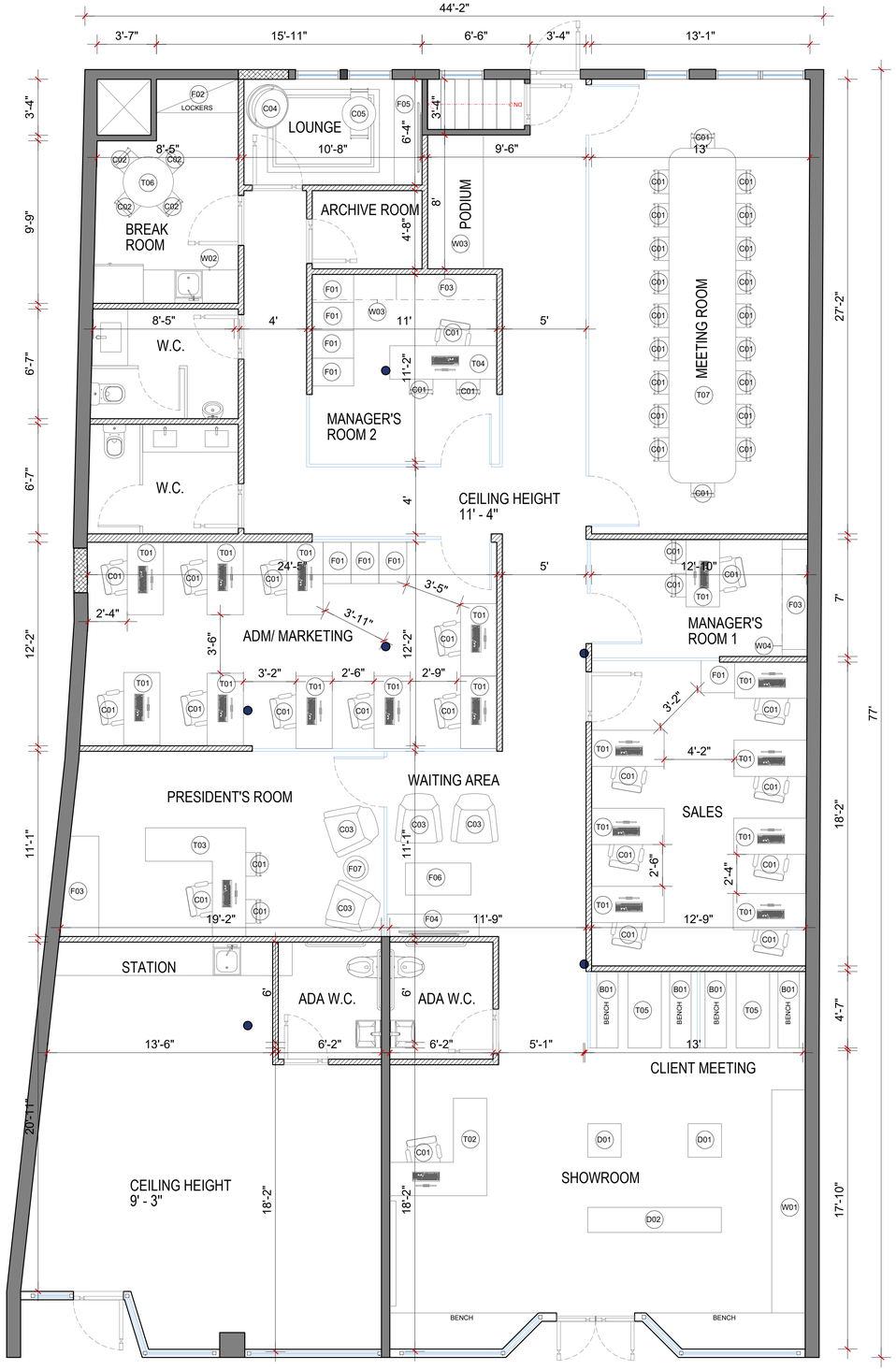


LEGEND

- EXISTING WALL.
- NEW 2X4 WALL CONSTRUCTION.
- NEW EXTERIOR WALL CONSTRUCTION.
- GLASS PARTITION.

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'0"

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer	Engineer
Nathália Quirino	Nazieh R. Hammouri.
857 888-1216	857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZIEH R. HAMMOURI
STRUCTURAL
No. 38796
REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
DATE OF ISSUE

Issued for permit.
DESCRIPTION

AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

Revisions

00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023
02	Restroom & panels	05/01/2023
03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

FURNITURE SCHEDULE.

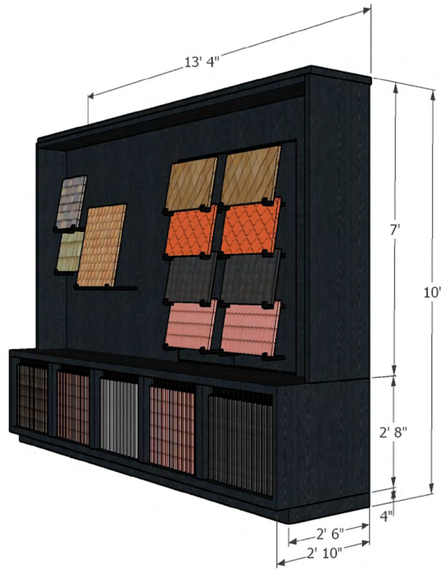
DRAWING NUMBER

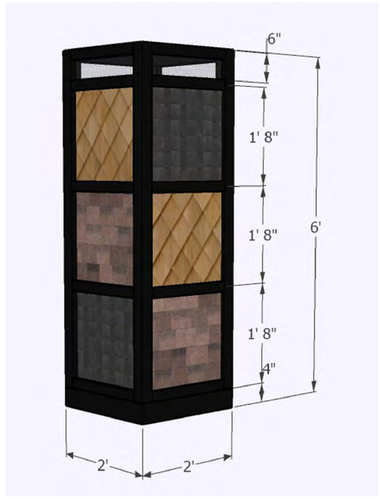
A-107



1 W01 - WOODWORK SAMPLE DISPLAY

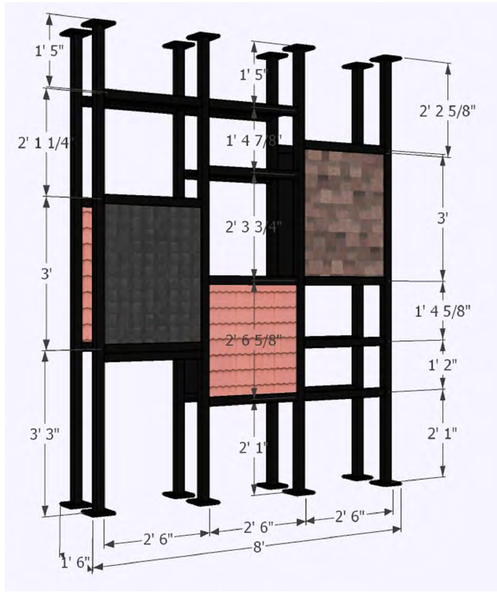
N.T.S.





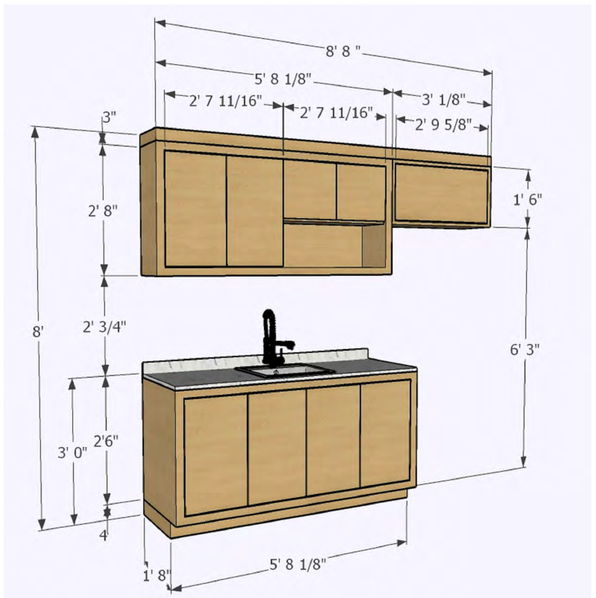
2 D01 - WOODWORK SAMPLE DISPLAY

N.T.S.



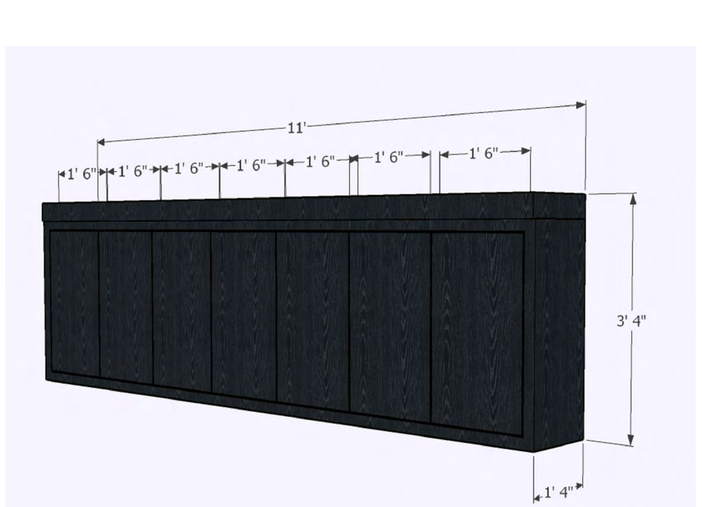
3 D02 - WOODWORK SAMPLE DISPLAY

N.T.S.



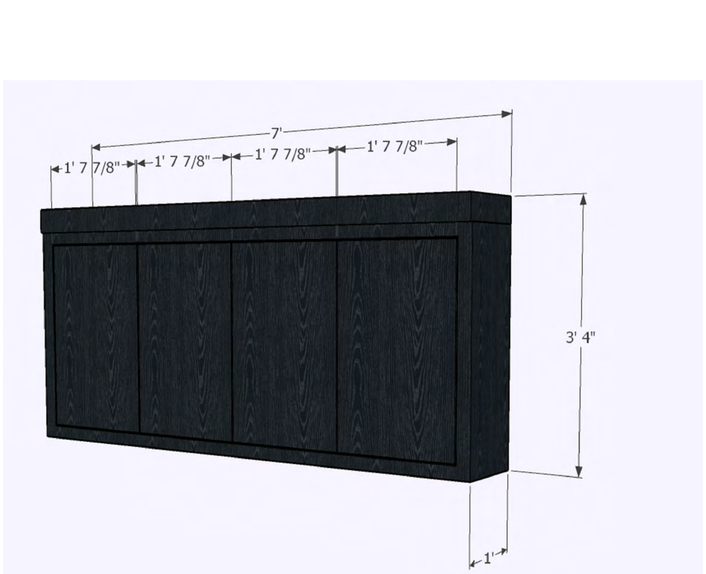
4 W02 - BREAK ROOM CABINET

N.T.S.



5 W03 - UPPER CABINET

N.T.S.



6

N.T.S.

GENERAL NOTE:

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RISE ARCHITECTURE

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INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZIEH R. HAMMOURI
STRUCTURAL
No. 38786
REGISTERED
PROFESSIONAL ENGINEER

July 13, 2023.
DATE OF ISSUE

Issued for permit.
DESCRIPTION

AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

Revisions

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01	Issue for Permit	03/15/2023
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04	Facade	07/13/2023

DRAWING TITLE

FURNITURE.

DRAWING NUMBER

A-108

ACCESSIBILITIES NOTES

SINGLE ACCOMODATION SANITARY FACILITIES.

NOTE: Single accommodation sanitary facility is defined as "a room that has not more than one of each type of sanitary fixture, is intended for use by only one person at a time, has no partition around the toilet and has a door that can lock on the inside by the room occupant.

1. There shall be sufficient space in the toilet room for a wheelchair measuring 30" wide by 48" long to enter the room and permit the door to close.

2. There shall be in the room a clear floor space of at least 60" in diameter, or a T-shaped space. no door shall encroach on to this space of more than 12" except for the panel door to any water closet compartment if there is one.

3. The water closet shall be located in a space which provides a minimum 28" wide clear space from a fixture or a minimum of 32" wide clear space from a wall at one side. The other side shall provide 18" from the center line of the water closet to the wall. A minimum 48" clear space shall be provided in front of the water closet.

4. All doors, fixtures and controls shall be on an accessible route with a minimum clear width or 36" except at doors.

SANITARY FACILITY FIXTURES & ACCESSORIES

1. The height of accessible water closets shall be a minimum of 17" and a maximum of 19" measured to the top of a maximum 2" high toilet seat.

2. A clear floor space 30" x 48" shall be provided in front of a lavatory to allow a forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend into knee and toe space underneath the lavatory.

3. All lavatories than are designed to be accessible shall be mounted with the rim or counter surface no higher than 34" above the finished floor and with a vertical clearance measured from the bottom of the apron outside or outside bottom edge of the lavatory of 29", reducing to 27" at a point located 8" back from t he front edge. Knee clearance below the lavatory shall extent a minimum of 30" in width by 17" in depth. Toe clearance shall be the same width and shall be a minimum of 9" high from the floor and a minimum of 17" deep from the front of the lavatory.

4. Urinals shall be floor mounter or wall hung. Where one or more urinals are provided, at least one with a rim projecting a minimum of 14" form the wall and a maximum of 17" above the floor shall be provided.

5. Water closet and urinal flush valve controls, and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.

6. Where towel, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor.

7. Toilet tissue dispensers shall be located on the wall within 12" of the front edge of the toilet seat and no lower than 19" from the floor. Dispensers that control delivery or that do not permit continuous flow shall not be permitted.

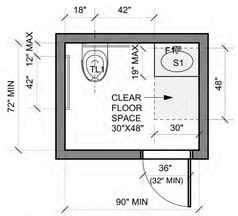
8. Where urinals are provided, at least one shall have a clear floor space 30" x 48" in front of the urinal to allow forward approach.

9. Lavatories when located adjacent to a side wall or partition shall be a minimum of 18" to the centerline of the fixture.

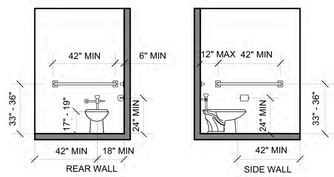
10. Grab bars at the side shall be at least 42" long with the front end positioned 24" in front of the water closet stool. Grab bars at the back shall be not less than 36" long.

11. Grab bars shall be securely attached 33" above and parallel to the floor, except where a tank-type toilet is used which obstructs placement at 33", the grab bar may be as high as 36."

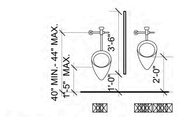
TYPICAL HC ACCESSIBLE BATHROOM



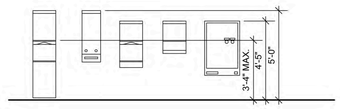
Accessible Unisex Toilet Room - 521 CMR Fig. 30d
Scale 1/2"=1'-0"



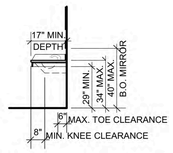
Accessible Toilet Stall Elevations - 521 CMR Fig. 30e
Scale 1/2"=1'-0"



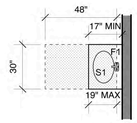
Typical Urinal
Scale 1/2"=1'-0"



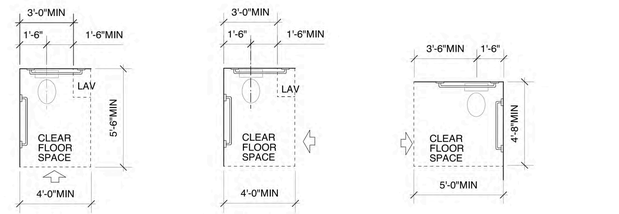
Accessible Mounting Heights - 521 CMR Fig. 30i
Scale 1/2"=1'-0"



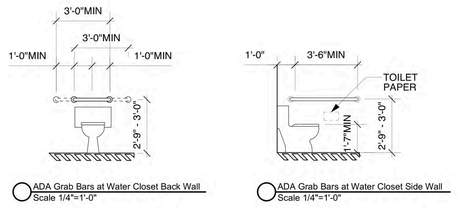
ADA Lavatory Clearances - 521 CMR Fig 30h
Scale 1/2"=1'-0"



ADA Lavatory Clearances - 521 CMR Fig. 30g
Scale 1/2"=1'-0"



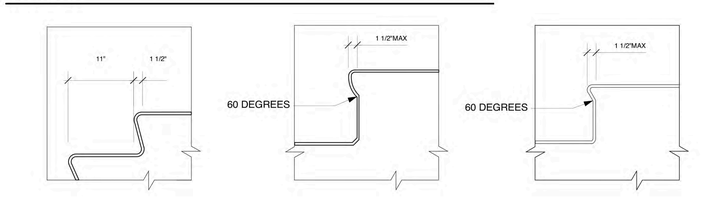
ADA Grab Bars at Water Closet
Scale 1/4"=1'-0"



ADA Grab Bars at Water Closet Back Wall
Scale 1/4"=1'-0"

ADA Grab Bars at Water Closet Side Wall
Scale 1/4"=1'-0"

TYPICAL HC ACCESSIBLE USABLE TREAD WIDTH AND ACCEPTABLE NOSING

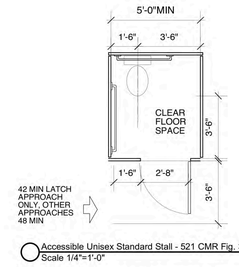


ADA Flush Riser - 521 CMR Fig. 27a
Scale 1"=1'-0"

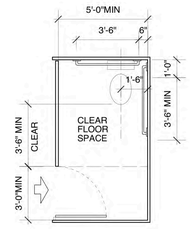
ADA Angled Nosing - 521 CMR Fig. 27b
Scale 1"=1'-0"

ADA Rounder Nosing - 521 CMR Fig. 27b
Scale 1"=1'-0"

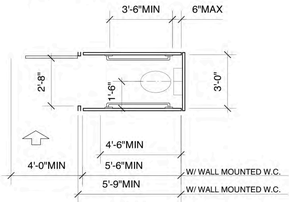
TYPICAL HC ACCESSIBLE TOILET STALLS



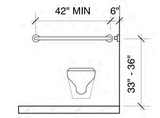
Accessible Unisex Standard Stall - 521 CMR Fig. 30a
Scale 1/4"=1'-0"



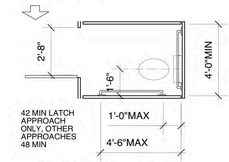
Accessible Unisex Standard Stall (End of Row) - 521 CMR Fig. 30b
Scale 1/4"=1'-0"



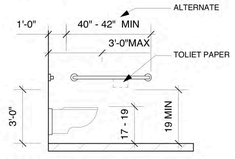
Accessible Unisex Alternate Stall - 521 CMR Fig. 30c
Scale 1/4"=1'-0"



Accessible Unisex Rear Standard Stall
Scale 1/4"=1'-0"

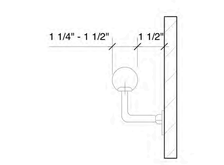


Accessible Unisex Alternate Stall
Scale 1/4"=1'-0"

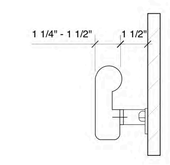


Accessible Unisex Side Standard Stall
Scale 1/4"=1'-0"

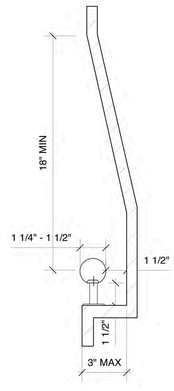
TYPICAL HC ACCESSIBLE GRAB BARS AND HANDRAILS



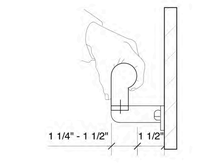
Accessible Hand Rail - 521 CMR Fig. 27e
Scale 3"=1'-0"



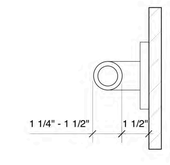
Accessible Hand Rail - 521 CMR Fig. 27e
Scale 3"=1'-0"



Accessible Hand Rail - 521 CMR Fig. 27e
Scale 3"=1'-0"



Accessible Hand Rail - 521 CMR Fig. 27e
Scale 3"=1'-0"



Accessible Grab Bar - 521 CMR Fig. 30f
Scale 3"=1'-0"

REFERENCE AND
VERIFYING COMPLIANCE ONLY

RISE
ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

NAZIEH R. HAMMOURI
STRUCTURAL
No. 39786
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

July 13, 2023.
DATE OF ISSUE

Issued for permit.
DESCRIPTION

AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

Revisions

00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023
02	Restroom & panels	05/01/2023
03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

ACCESSIBILITY NOTE

DRAWING NUMBER

A-109

TOILET FIXTURE

NO.	ROOM NAME	MANUFACTURER	MATERIAL SPEC.	SIZE	MATERIAL	COLOR
F01	BATHROOM	ALL MODERN - TOTO	AQUIA 1.28 GALLONS PER MINUTE HIGH EFFICIENCY TWO-PIECE TOILET	27.37" D X 15.56" W X 29.31" H	CERAMIC	COTTON WHITE
F02		ALL MODERN - KOHLER	VERTICYL RECTANGULAR UNDERMOUNT BATHROOM SINK WITH OVERFLOW	6.75" (H)x15.63"(W) x19.83" (L)	CERAMIC	WHITE
F03		ALLMODERN - MOEN	ALIGN SINGLE HOLE BATHROOM FAUCET WITH DRAIN	DIAMETER 1.75"	BRASS	CHROME
F04		LOWES	AMERICAN STANDARD WALL MOUNTED URINAL	26.75" (H) x 17.5" (W)	CERAMIC	WHITE
F05		-	MARBLE SINK	12" (H) x 68"(W) x 22" (L)	MARBLE	-
F06		-	MARBLE SINK	12" (H) x 40"(W) x 22" (L)	MARBLE	-
F07		WAYFAIR	PEDESTAL SINK	31" (H) x 17"(W) x 14" (L)	CERAMIC	WHITE
D01		WAYFAIR	ALESSSANDRA METAL MIRROR	60"X30"	MIRROR	WHITE
D02		WAYFAIR	ALESSSANDRA METAL MIRROR	36"X36'	MIRROR	WHITE
F08		HOME DEPOT - BANGOR	One Elongated Sensor Floor Mounted Toilet System in White with Top Mount	H 28.25 in, W 14.875 in, D 28.5 in	CERAMIC	WHITE
F09		ALL MODERN - TOTO	Supreme® Vitreous China Wall Mount Bathroom Sink	22.88" L X 19.63" W X 25" H	CERAMIC	WHITE

F01 - TOILET



F02 - UNDERMOUNT BATHROOM SINK



F03 - FAUCET



F04 - URINAL



F07 - PEDESTAL SINK



D01 - MIRROR



D02 - MIRROR



F08 - ADA TOILET



F09 - WALL MOUNTED BATH. SINK



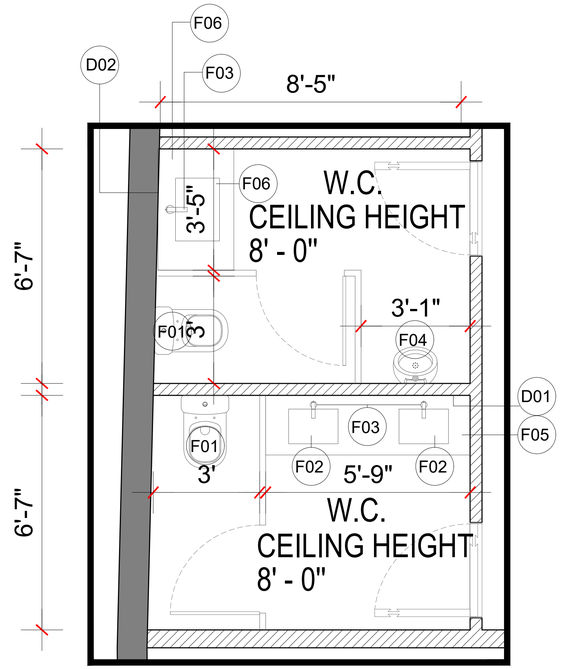


3 BATHROOM IMAGE

NOT TO SCALE

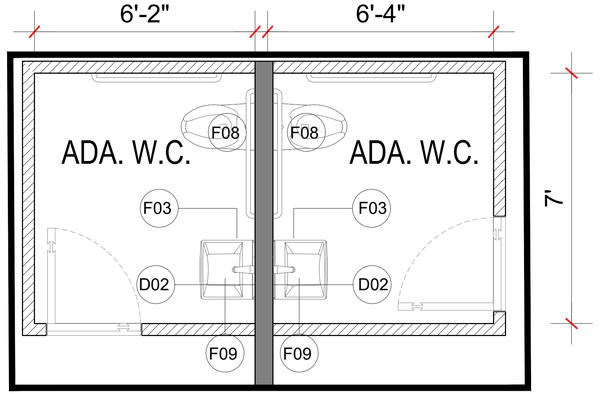
GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



1 PROPOSED W.C.

1/2" = 1'0"



2 PROPOSED ADA. W.C.

1/2" = 1'0"

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer	Engineer
Nathália Quirino	Nazieh R. Hammouri.
857 888-1216	857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS — NAZIEH R. HAMMOURI — STRUCTURAL — NO. 39786 — REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
DATE OF ISSUE

Issued for permit.
DESCRIPTION

AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

Revisions

00	Issue for Permit	01/30/2023
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03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

PLUMBING FIXTURE.

DRAWING NUMBER

A-110



1 FIRST FLOOR PLAN

1/4" = 1'0"

CEILING PLAN LEGEND	
	NEW GWB CEILING.
	NEW ACT CEILING TILE.
	NEW METAL SUSPENDED CEILING 4'-4" X 4'-4".
R1	RECESSED LED 24".
R2	RECESSED LED 6".
R3	RECESSED LED 4" INSTALLED IN THE WOODWORK.
P1	PENDENT.
P2	BULB PENDENT LIGHTING.
P3	LINEAR PENDENT.
T1	LED TUBE LIGHT T12-36".

GENERAL NOTE:

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RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZEIH R. HAMMOURI
STRUCTURAL
No. 38786
REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
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04	Facade	07/13/2023

DRAWING TITLE

CEILING PLAN.

DRAWING NUMBER

A-111

LIGHTING SCHEDULE

NO.	ROOM NAME	TYPE	MANUFACTURER	MATERIAL SPEC.	SIZE	LAMP	MATERIAL/ COLOR
R1	MULTIPLE	RECESSED LIGHT	HOMEDEPOT	ALUMINIUM	24" X 24"	LED 3000K	WHITE
R2	PRESIDENT'S/ MEETING/ WAITING	RECESSED LIGHT	HOMEDEPOT	ALUMINIUM	DIAMETER: 6"	LED 3000K/ 5500LM	WHITE
R3	SHOWROOM	RECESSED LIGHT	HOMEDEPOT	ALUMINIUM	DIAMETER: 4"	LED 3000K	BLACK
P1	SHOWROOM	PENDANT-URBAN PLANT MEDIUM	SHADESOFLIGHT	METAL/ GLASS	17" (H) x 14" (W) x 14"(D)	-	BLACK
P2	SHOWROOM	E27 MINI PENDANT LIGHT - BULB	LUMENS	SILICONE RUBBER/PLASTIC/PVC	9" (H) x 5" (W) x 5" (D)	LED 2500K	ORANGE
P3	MEETING ROOM	12100-66-P LINEAR LED PENDANT	ALCON LIGHTING	ALUMINIUM	48" (W) x 6" (D)	LED 3000K	ORANGE
T1	CORRIDOR	LED TUBE LIGHT T12"-36"	HOMEDEPOT	ALUMINIUM	36" (W)	LED 3000K	WHITE

R1 - RECESSED LIGHT	R2 - RECESSED LIGHT	R3 - RECESSED LIGHT	P1 - PENDANT	P2 - BARE BULB PENDANT	P3 - LINEAR PENDANT
					

T1 - LED TUBE LIGHT



CEILING PLAN LEGEND

	NEW GWB CEILING.
	NEW ACT CEILING TILE.
	NEW METAL SUSPENDED CEILING 4'-4" X 4'-4".
R1	RECESSED LED 24".
R2	RECESSED LED 6".
R3	RECESSED LED 4" INSTALLED IN THE WOODWORK.
P1	PENDENT.
P2	BULB PENDENT LIGHTING.
P3	LINEAR PENDENT.
T1	LED TUBE LIGHT T12-36".

LEGEND

- EXISTING WALL.
- NEW 2X4 WALL CONSTRUCTION.
- NEW EXTERIOR WALL CONSTRUCTION.
- GLASS PARTITION.

GENERAL NOTE:

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1 1ST FLOOR PLAN

1/4" = 1'0"

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer	Engineer
Nathália Quirino	Nazieh R. Hammouri.
857 888-1216	857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZEIH R. HAMMOURI
STRUCTURAL
No. 38796
REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
DATE OF ISSUE

Issued for permit.
DESCRIPTION

AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

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03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

LIGHTING SCHEDULE.

DRAWING NUMBER

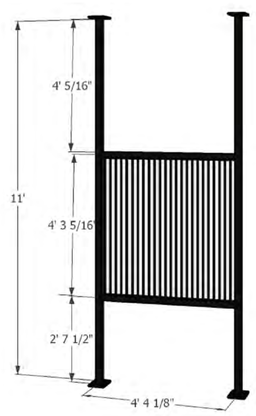
A-112

WALL SCHEDULE

NO.	ROOM NAME	DESCRIPTION	MANUFACTURER	COLOR/ MATERIAL SPEC.
01	MULTIPLE	WALL	SHERWIN WILLIAMS	SW7005 PURE WHITE
02	CORRIDOR/MEETING/SALES	WALL	SHERWIN WILLIAMS	SW7071 GRAY SCREEN
03	SHOWROOM/PRESIDENT'S	WALL	-	DIAMOND WOOD SHINGLE
04	PODIUM	WALL	-	MARBLE
05	CLIENT'S MEETING	GLASS PARTITION	-	BLACK METAL/ CORRUGATED GLASS
06	PRESIDENT'S ROOM	GLASS PARTITION	-	OAK/ GLASS/ BLACK METAL
07	PRESIDENT'S/ ADM	GLASS PARTITION	-	OAK/ GLASS/ BLACK METAL
08	ADM	GLASS PARTITION	-	OAK/ GLASS/ BLACK METAL
09	MANAGER'S 2	GLASS PARTITION	-	OAK/ GLASS/ BLACK METAL
10	MANAGER'S 1	GLASS PARTITION	-	OAK/ GLASS/ BLACK METAL
11	MANAGER'S 1/ SALES	GLASS PARTITION	-	OAK/ GLASS/ BLACK METAL
12	MEETING ROOM	GLASS PARTITION	-	OAK/ GLASS/ BLACK METAL

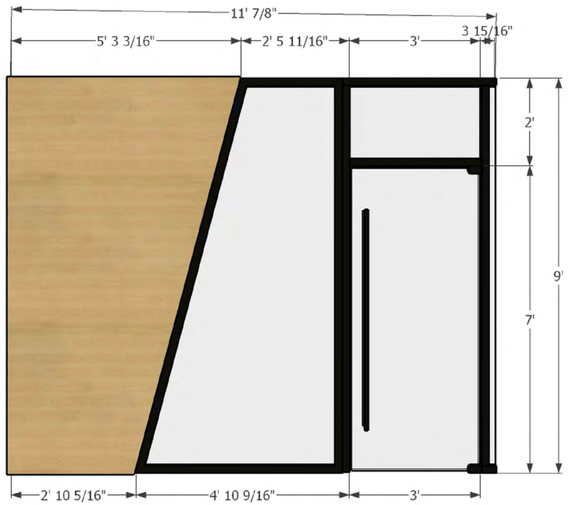
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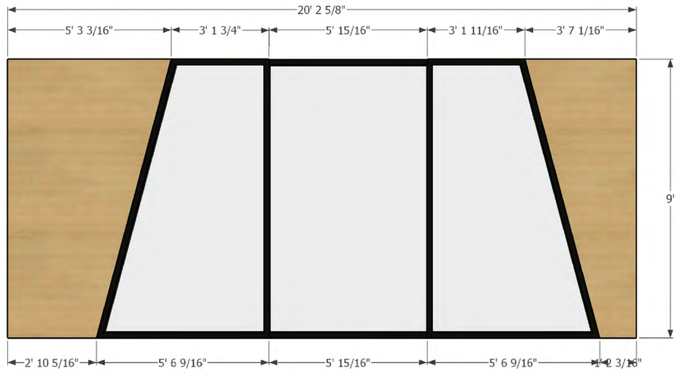
2 GLASS PARTITION NO.5

N.T.S.



3 GLASS PARTITION NO.6

N.T.S.



4 GLASS PARTITION NO.7

N.T.S.



1 FIRST FLOOR PLAN

1/4" = 1'0"

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZIEH R. HAMMOURI
STRUCTURAL
No. 38796
REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
DATE OF ISSUE

Issued for permit.
DESCRIPTION

AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
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DRAWING TITLE

WALL SCHEDULE.

DRAWING NUMBER

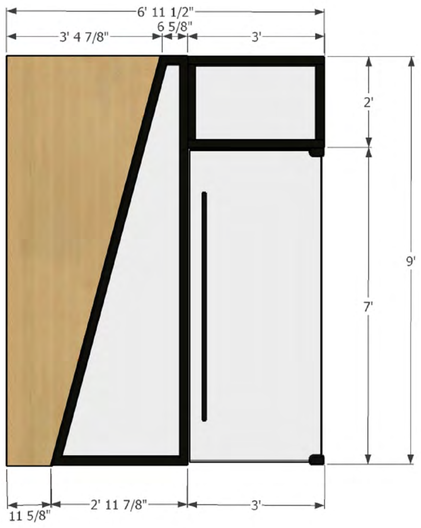
A-113

WALL SCHEDULE

NO.	ROOM NAME	DESCRIPTION	MANUFACTURER	COLOR/ MATERIAL SPEC.
01	MULTIPLE	WALL	SHERWIN WILLIAMS	SW7005 PURE WHITE
02	CORRIDOR/MEETING/SALES	WALL	SHERWIN WILLIAMS	SW7071 GRAY SCREEN
03	SHOWROOM/PRESIDENT'S	WALL	-	DIAMOND WOOD SHINGLE
04	PODIUM	WALL	-	MARBLE
05	CLIENT'S MEETING	GLASS PARTITION	-	BLACK METAL/ CORRUGATED GLASS
06	PRESIDENT'S ROOM	GLASS PARTITION	-	OAK/ GLASS/BLACK METAL
07	PRESIDENT'S/ ADM	GLASS PARTITION	-	OAK/ GLASS/BLACK METAL
08	ADM	GLASS PARTITION	-	OAK/ GLASS/BLACK METAL
09	MANAGER'S 2	GLASS PARTITION	-	OAK/ GLASS/BLACK METAL
10	MANAGER'S 1	GLASS PARTITION	-	OAK/ GLASS/BLACK METAL
11	MANAGER'S 1/ SALES	GLASS PARTITION	-	OAK/ GLASS/BLACK METAL
12	MEETING ROOM	GLASS PARTITION	-	OAK/ GLASS/BLACK METAL

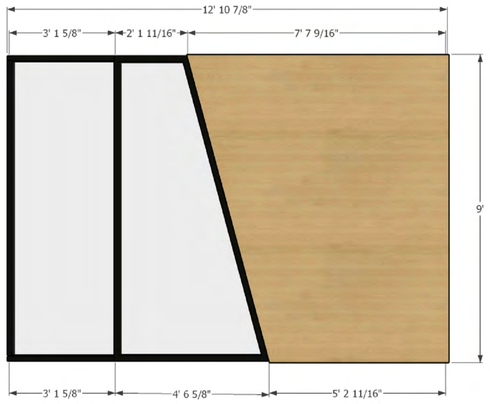
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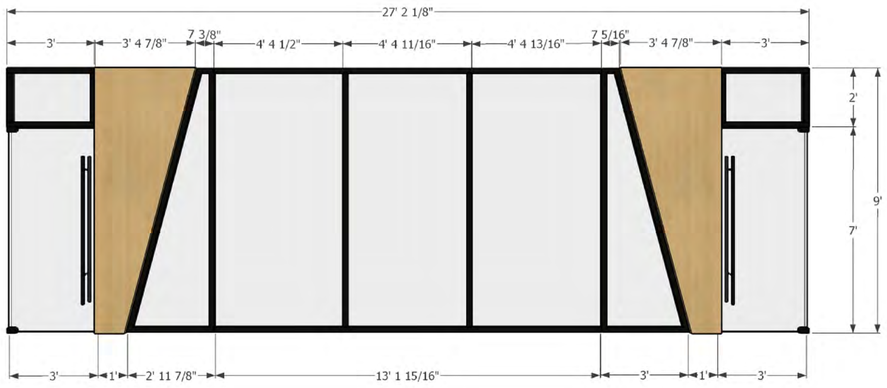
3 GLASS PARTITION NO.10

N.T.S.



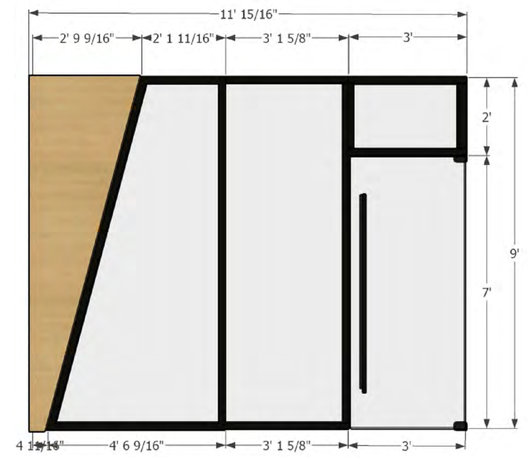
4 GLASS PARTITION NO. 11

N.T.S.



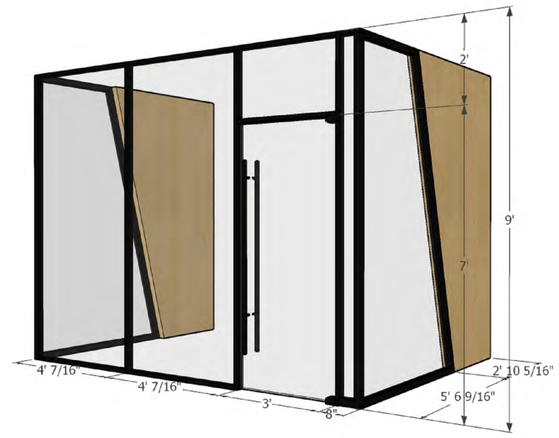
5 GLASS PARTITION NO.12

N.T.S.



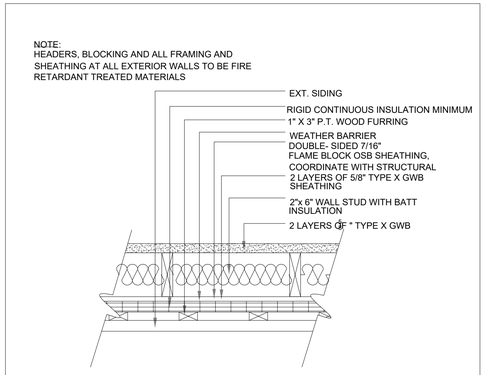
1 GLASS PARTITION NO. 8

N.T.S.



2 GLASS PARTITION NO. 9

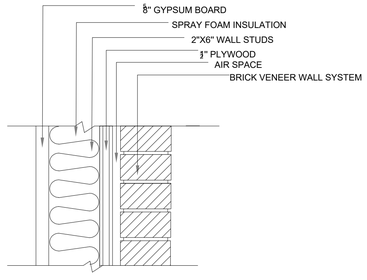
N.T.S.



A EXTERIOR WALL

SCALE: 1" = 1'-0"

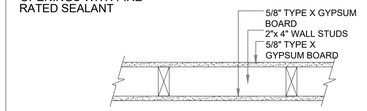
FIRE RATING
REQUIRED: 1 HOUR FROM EXTERIOR
PROVIDED: 2 HOUR FROM INTERIOR
DESIGN: UL W408



B EXTERIOR WALL

SCALE: 1" = 1'-0"

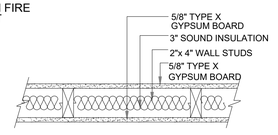
EXTERIOR WALL TYPES



TYPICAL AT ALL INTERIOR PARTITIONS
USE MOISTURE RESISTIVE GYPSUM BOARD AT TOILET ROOMS
USE 1/2" CEMENT BOARD AT ALL TILE LOCATIONS

1 INTERIOR PARTITION

SCALE: 1" = 1'-0"

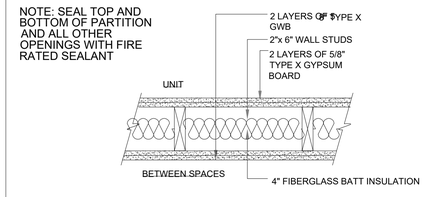


2 INTERIOR PARTITION - INSULATED

BATHROOMS, MECHANICAL CLOSETS, LAUNDRY CLOSETS

SCALE: 1" = 1'-0"

TYPICAL AT ALL INTERIOR PARTITIONS
USE MOISTURE RESISTIVE GYPSUM BOARD AT TOILET ROOMS
USE 1/2" CEMENT BOARD AT ALL TILE LOCATIONS



3 INTERIOR WALLS AT SEPARATION OF USE

SCALE: 1" = 1'-0"

FIRE RATING
REQUIRED: 2 HOUR
PROVIDED: 2 HOUR
STC RATING:52
DESIGN: UL U301

INTERIOR WALL TYPES

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

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DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZIEH R. HAMMOURI
STRUCTURAL
NO. 39786
REGISTERED PROFESSIONAL ENGINEER

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03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

WALL SCHEDULE.

DRAWING NUMBER

A-114



1 FACADE

NOT TO SCALE

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023
01	Issue for Permit	05/05/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
NAZIEH R. HAMMOURI
STRUCTURAL
NO. 39786
REGISTERED PROFESSIONAL ENGINEER

July 13, 2023.
DATE OF ISSUE

Issued for permit.
DESCRIPTION

AS INDICATED.	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

Revisions

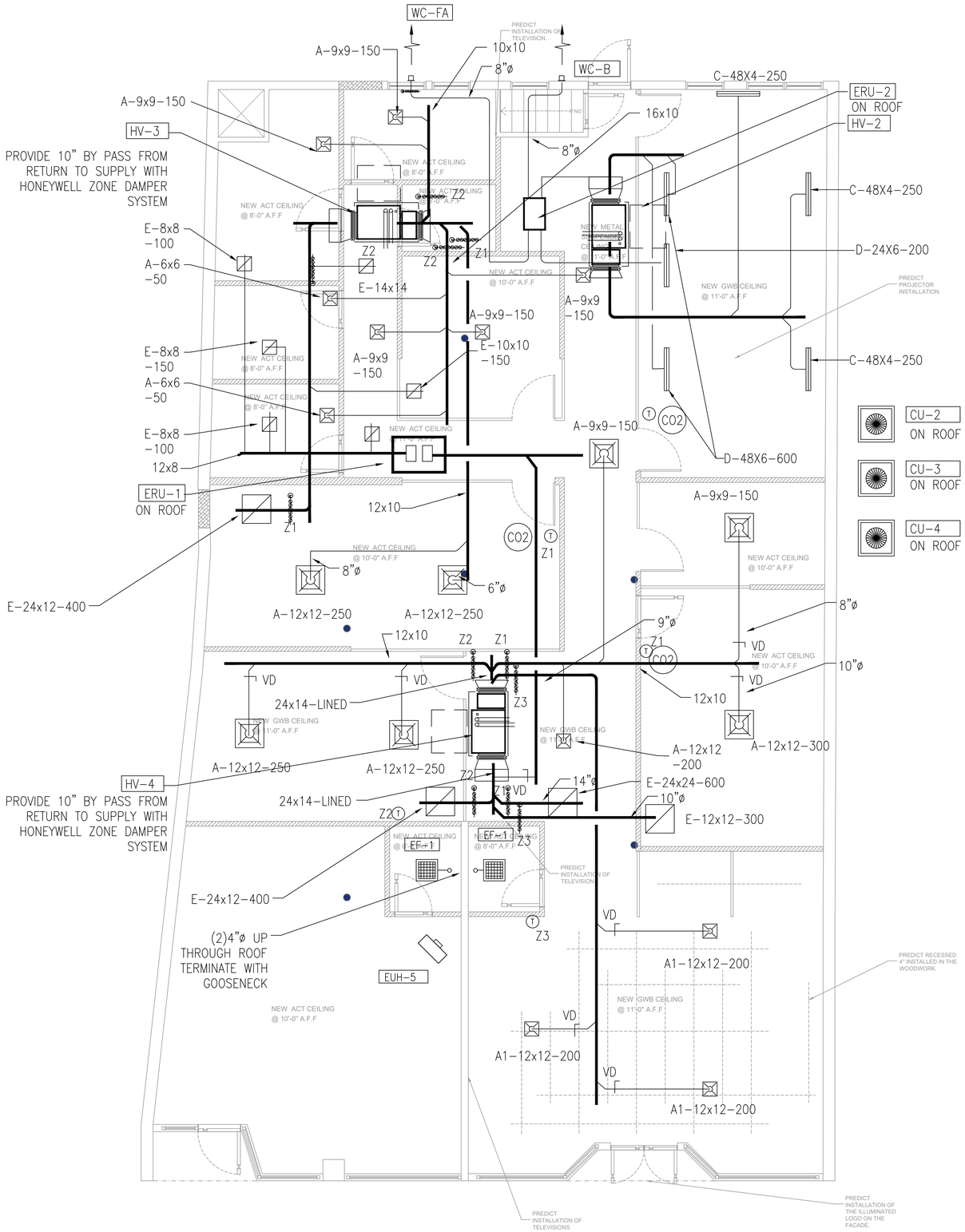
00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023
02	Restroom & panels	05/01/2023
03	Issue for Permit	05/04/2023
04	Facade	07/13/2023

DRAWING TITLE

FACADE

DRAWING NUMBER

A-115



RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023

ZADE ENGINEERING LLC
CONSULTING ENGINEERS
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DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MOHAMMED ZADE
No. 22233
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino
SCALE | DRAWN BY

1306/ 1308_MASS_AVE | 1306/ 1308_MASS_AVE
PROJECT # | FILE NAME

Revisions

00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE

HVAC FLOOR PLANS

DRAWING NUMBER

H-100

GENERAL NOTES

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE WORK SHOWN AND DESCRIBED. INSTALLATION OF MATERIALS SHALL MEET ALL APPLICABLE STATE, FEDERAL AND MUNICIPAL REQUIREMENTS.
2. OBTAIN PERMITS AND PAY ALL FEES FOR WORK AND REQUIRED INSPECTIONS.
3. MAINTAIN LIABILITY INSURANCE TO PROTECT OWNER AND THE CONTRACTOR FROM ANY AND ALL CLAIMS UNDER THE WORKER'S COMPENSATION ACT.
4. THE DRAWINGS SHALL CONSIDERED DIAGRAMMATIC ONLY. ALL MEASUREMENTS SHALL BE TAKEN FROM BUILDING SITE AND ARCHITECT'S DRAWINGS.
5. PROVIDE TEMPORARY MATERIAL STORAGE AS REQUIRED AND BE RESPONSIBLE FOR ANY LOSS OR DAMAGE THERETO.
6. SUBMIT 7 COPIES OF SHOP DRAWINGS FOR REVIEW COVERING MAJOR MANUFACTURED ITEMS, IE. AIR HANDLING UNITS, REGISTERS & DIFFUSERS, WIRING DIAGRAMS, ETC.
7. KEEP ACCURATE RECORD OF "AS-BUILT" DRAWINGS AND SUBMIT THESE BEFORE FINAL CERTIFICATE OF COMPLETION.
8. ON COMPLETION OF THE WORK, REMOVE FROM THE PREMISES ALL TOOLS, DEBRIS, SURPLUS AND WASTE MATERIALS RESULTING FROM OPERATIONS UNDER THIS SECTION. CLEAN ALL EQUIPMENT AND LEAVE ALL ITEMS IN PERFECT ORDER READY FOR OPERATION.
9. AFTER ACCEPTANCE, INSTRUCT OWNER IN EQUIPMENT OPERATION AND PROVIDE HIM WITH OPERATING AND MAINTENANCE MANUALS STANDARDS AND EXTENDED WARRANTY DOCUMENTS, INSPECTION CERTIFICATES AND COPIES OF SHOP DRAWINGS OF INSTALLED EQUIPMENT.
10. THE CONTRACTOR SHALL, BEFORE FINAL PAYMENT IS MADE, GUARANTEE ALL MATERIALS AND WORKMANSHIP SUPPLIED BY HIM IN THE PERFORMANCE OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND SHALL, WHEN CALLED UPON, MAKE GOOD WITHOUT FURTHER COST TO THE OWNER SUCH DEFECTS AS MAY APPEAR WITHIN THIS PERIOD.
11. SUPPLY AND INSTALL DUCTWORK AS INDICATED ON DRAWING. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH LATEST ASHRAE & SMACNA STANDARDS AND SHALL BE MANUFACTURED OF GALVANIZED STEEL UNLESS SPECIFICALLY NOTED OTHERWISE.
12. ADJUST ALL FAN SPEEDS TO DELIVER SHOWN AIR QUANTITIES. BALANCE ALL AIR SYSTEMS AND SUPPLY WRITTEN AIR BALANCING REPORTS IN TRIPLICATE. INCLUDE NECESSARY SPARE BELTS AND PULLEYS FOR FIELD ADJUSTMENT.
13. ALL CONCEALED SUPPLY AND RETURN DUCTWORK LOCATED WITHIN THE BUILDING SHALL BE EXTERNALLY INSULATED WITH 1 1/2" THICK INSULATION WITH A MINIMUM "R-6" VALUE. THERMAL INSULATION SHALL BE PROVIDED WITH VAPOR BARRIER. ALL SUPPLY AND RETURN DUCTWORK LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE FURNISHED WITH 3" THICK INSULATION WITH A MINIMUM "R-8" VALUE. THERMAL INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE PROVIDED WITH WEATHER-PROOF JACKET.
14. ALL DUCTWORK SHALL BE: 24 GAUGE UP TO 36 INCHES WIDE, 22 GAUGE 31 INCHES WIDE TO 60 INCHES WIDE, ROUND DUCT SHALL BE 24 GAUGE UO TO 10 INCHES DIAMETER, 22 GAUGE 11 TO 20 INCHES DIAMETER, 20 GAUGE ABOVE 20 INCHJES DIAMETER; ALL GALVINIZED SHEETMETAL. SEAL ALL JOINTS AND SLIPS WITH EC 800 OR OTHER SUITABLE SEALANT. ALL LONGITUDINAL SEAMS SHALL BE PITTSBURG LOCKING TAPE. ALL SLIPS SHALL BE REINFORCED BAR TYPE. FABRICATE AND INSTALL ALL DUCTS IN COMPLIANCE WITH SMACNA STANDARDS FOR LOW PRESURE DUCT CONSTRUCTION.
15. ALL DUCT CONNECTIONS TO FAN DRIVEN UNITS SHALL BE MADE WITH A FIREPROOF FLEXIBLE DUCT CONNECTOR.
16. BEFORE THE H.V.A.C. SYSTEM IS OPERATED, ALL DUCTS SHALL BE BLOWN OUT & THOUGHLY CLEANED. SYSTEM SHALL BE TEST AT FULL PRESSURE & ALL LEAKS & FAULTS CORRECTED.
17. INSTALL ALL PIPING AND VALVES AS HIGH AS POSSIBLE.
18. HOT WATER SUPPLY AND RETURN PIPE SHALL BE TYPE L COPPER
19. PIPE INSULATION – HOT WATER SUPPLY AND RETURN PIPE 2" THICK FIBERGLASS INSULATION.
20. BALANCE THE AIR SYSTEM AS PER ASSOCIATED AIR BALANCING COUNCILS LATEST STANDARDS. SUBMIT BALANCING REPORT FOR ARCHITECTS APPROVAL.
21. THESE DRAWINGS ARE DIAGRAMMATIC. FIELD CONDITIONS SHALL DETERMINE ACTUAL LOCATION OF ALL NEW PIPING AND DUCTWORK.
22. ALL VALVES AND FITTINGS SHALL BE SUITABLE FOR THIS PARTICULAR PIPING APPLICATION AND MINIMUM 150LBS PRESSURE RATING.

ENERGY CODE 2021 REQUIREMENTS

APPLICABILITY (CONTRACTOR SHALL PROVIDE ALL ITEMS LISTED BELOW)

RESIDENTIAL BUILDING. FOR THIS CODE, INCLUDES DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) AS WELL AS GROUP R-2, R-3 AND R-4 BUILDINGS THREE STORIES OR LESS IN HEIGHT ABOVE GRADE PLANE.

R401.2 COMPLIANCE.
PROJECTS SHALL COMPLY WITH SECTIONS IDENTIFIED AS "MANDATORY" AND WITH EITHER SECTIONS IDENTIFIED AS "PRESCRIPTIVE" OR THE PERFORMANCE APPROACH IN SECTION R405. (PRESCRIPTIVE METHOD IS CHOSEN)

R403.1.1 PROGRAMMABLE THERMOSTAT.

PROVIDE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT. THERMOSTAT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C).

PROVIDE PER R403.1.2, HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY).
HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

PROVIDE PER R403.2.1 INSULATION (PRESCRIPTIVE).
ANY SUPPLY DUCT IN ATTIC SHALL BE INSULATED TO A MINIMUM OF R-12. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6.

PROVIDE PER R403.2.2 SEALING (MANDATORY).
ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

DO NOT USE BUILDING CAVITIES PER R403.2.3. (MANDATORY).
BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

R403.3.2 SEALING (MANDATORY)
DUCTS, AIT HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR IRC, AS APPLICABLE

EXCEPTIONS:
1. AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITONAL JOINT SEALS
2. FOR DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCHES OF WATER COLUMN (500 PA) , ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUIRED TO CONTINUOUSLY WELDED JOINTS AND SEAMS, LOCKING TYPE JOINTS AND SEAMS OF OTHER THAN THE SNAP-LOCK AND BUTTON-LOCK TYPES.

403.3.2.1- SEALED AIR HANDLER
AIR HANDLERS SHALL HAVE A MANUFACTURERS DESIGNATION OF AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.

R403.3.3 DUCT TESTING
DUCRS SHALL BE PRESSURE TESTED THROUGH ROUGH IN TEST, POST CONSTRUCTION TEST

EXCEPTION- NOT REQUIRED WHERE DUCTS AND AIR HANDLERS ARE LOCATED ENITRLEY THROUGH THE BUILING THERMAL ENVELOPE

GENERAL NOTES:

1. SHOULD ANY CONTRADICTION, AMBIGUITY, ERROR, INCOSISTENCY, OMMISION OR INCOMPLETE SYSTEM APPEAR IN OR BETWEEN ANY OF CONTRACT DOCUMENTS THE CONTRACTOR SHALL, BEFORE SUBMITTING THE FINAL BID AND SIGNING THE CONTRACT FOR CONSTRUCTION, NOTIFY THE ARCHITECT AND REQUEST A WRITTEN RESOLUTION AS TO WHICH METHODS OR MATERIALS WILL BE REQUIRED. IN THE EVENT OF CONFLICTING REQUIREMENTS OF STANDARDS , DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENTS. BEFORE SUBMITTING THE FINAL BID AND THE SIGNING THE CONTRACT FOR THE CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A WRITTEN INTERPRETATION FROM THE ARCHITECT. IN NO CASE SHALL THE CONTRACTOR PROCEED WITH THE AFFECTED WORK UNTIL ADVISED BY THE ARCHITECT.

IF THE CONTRACTOR FAILS TO MAKE A REQUEST FOR INTERPRETATION OR RESOLUTION NO EXCUSE WILL BE ACCEPTED FOR FAILURE TO CARRY OUT THE WORK IN A SATISFACTORY MANNER, AS INTERPRETED BY THE ARCHITECT. THIS GENERALLY MEANS THE USE OF THE HIGHEST QUALITY MATERIAL, MOST EXPENSIVE WAY OF PERFORMING WORK AND PROVIDING COMPLETE FUNCTIONING SYSTEM FOR PROPER OPERATION.

EACH AND EVERY TRADE OR SUBCONTRACTOR WILL BE DEEMED TO HAVE FAMILIARIZED THEMSELVES WITH ALL THE CONTRCAT DOCUMENTS OF THIS PROJECT, INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE WORK, AND TO HAVE VISITED THE SITE, SO AS TO AVOID ERRORE, OMMISIONS AND MISINTERPRETATIONS. RELATED INFORMATION MAY BE PROVIDED ON CONTRACT DOCUMENTS OTHEP THAN THOSE ASSOCIATED WITH THE SUBCONTRACTOR'S TRADE. THE CONTRACTOR IS RESPONSABLE FOR COORDINATING RELATED WORK OF ALL THE CONTRACT DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE AUTHORIZED FOR ALLEGED ERRORS, OMMISIONS AND MISINTERPRETATIONS WHETHER THEY ARE A RESULT OF FAILURE TO OBSERVE THIS REQUIREMENT OR NOT.

2. ALL PENETRATIONS OF ASSEMBLIES EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE SEALED WITH FOAM SEALANT OR EQUIVALENT SEALER TO PROVIDE ZERO AIR INFILTRATION. COORDINATE WITH FIRE STOPPING REQUIREMENTS.

3. NO COMPONENT OF ANY SYSTEM SHALL DOES NOT RELATE TO OR SERVE THE STAIR ENCLOSURE

INSULATION NOTES

CONTRACTOR SHALL FOLLOW THE MOST STRINGENT INSULATION REQUIREMENT FOR EACH ITEM

THE FOLLOWING SYSTEMS SHALL BE INSULATED.
DUCT LINER SHALL BE CLOSED CELL TYPE, GERM PROOF

IECC 2021 REQUIREMENTS:

1. HEATING HOT WATER MAINS AND BRANCHES:
   PIPING < 1" REQUIRES 1 1/2" INSULATION
   PIPING > 1½" REQUIRES 2" INSULATION
2. SUPPLY & RETURN DUCTWORK FROM HVAC UNITS:
   1 1/2" INSULATION MIN. R-6

GENERAL INSULALTION REQUIREMENTS:

1: ALL LINED SUPPLY, RETURN AND TRANSFER DUCTWORK SHALL BE 1" DUCT LINER
   -DUCT INSULATION SHALL CONTINUE OVER DUCT AT LINED POINT
   -FIRST 10' OF SUPPLY AND RETURN FOR ALL ERU'S AND HVAC UNITS
2. CONDENSATE DRAIN: 1"
3. REFRIGERANT PIPING ¾" ARAMFLEX

ALL DUCTWORK ON ROOF SHALL BE INSULATED WITH R-12 INSULATION AND COVERED WITH EPDM ROOFING MATERIAL FOR WATER TIGHT INSTALLATION.

NOTE
FIRE RATED CEILING.
-ALL RECESSED DIFFUSERS AND REGISTERS SHALL HAVE RADIATION DAMPERS.
-ALL UNITS DUCTED TO PLENUM SPACE SHALL HAVE FIRE DAMPERS
-ALL RETURN DUCTS SHALL BE BELOW THE RATED CEILING, DROPED CEILING AREAS SHALL NOT BE RATED CEILING
-ALL RETURN AIR GRILLS ON CEILING SHALL HAVE FIRE DAMPERS
-ALL UNIT DISCHAGES SHALL BE OFFSET TO GET INTO PROPER JOIST SPACES, CARRY TRANSITION PIECE AS NEEDED
-ALL KITCHEN EXHAUST DUCTS OR DUCTS LARGER THAN ø4" DIAMETER SHALL HAVE FIRE DAMPERS AT CEILING PENETRATIONS
-ALL DRYERS SHALL HAVE DRYER ELBOWS, SEE DETAIL
-ALL DUCTWORK IN CEILING SPACE SHALL HAVE R-6 INSULATION,
-ALL FRESH AIR DUCTS SHALL HAVE MOTORIZED DAMPERS INTERLOCKED WITH UNIT AND HAVE VOLUME DAMPERS AND INSULATED WITH R-4

FIRE SAFE THROUGH WOOD FLOORS

TYPE	SIZE	HILTI	MATERIAL	RATING	BOTTOM	TOP	CHASE WALL
STEEL/CAST COPPER/EMT	MAX 4"	FS-ONE	INTUMESCENT SEALANT	2HRS	FIRE STOP	FIRE STOP	REQUIRED
STEEL/CAST 4" EMT/ 2" FLEX	MAX 6"	FS-ONE	INTUMESCENT SEALANT	2HRS	FIRE STOP	FIRE STOP	NOT REQUIRED
STEEL/CAST COPPER/EMT	MAX 4"	CP-620	FIRE FOAM	1HRS	FIRE STOP	FIRE STOP	REQUIRED
PEX	MAX 1"	CP 645	INTUMESCENT STRIP W/COLLAR	1HRS	BOTH SIDES	BOTH SIDES	NOT REQUIRED
PVC PIPE	MAX 2"	FS-ONE	INTUMESCENT SEALANT	1HRS	FIRE STOP	FIRE STOP	NOT REQUIRED
PVC PIPE	MAX 4"	FS-ONE	INTUMESCENT SEALANT	2HRS	FIRE STOP	FIRE STOP	REQUIRED
PVC PIPE	MAX 4"	CP 645	INTUMESCENT STRIP W/COLLAR	1HRS	COLLAR	FIRE STOP	NOT REQUIRED
REFRIGERANT	–	FS-ONE	INTUMESCENT SEALANT	–	1HRS	FIRE STOP	FIRE STOP	NOT REQUIRED
4" DUCT INSULATED COPPER/STEEL	MAX 4"	FS-ONE	INTUMESCENT SEALANT	–	1HRS	FIRE STOP	FIRE STOP	NOT REQUIRED
	MAX 2"	FS-ONE	INTUMESCENT SEALANT	–	1HRS	FIRE STOP	FIRE STOP	NOT REQUIRED
CABLES	MAX 2"	FS-ONE	INTUMESCENT SEALANT	–	1HRS	FIRE STOP	FIRE STOP	NOT REQUIRED

ELECTRIC HEATER SCHEDULE

TYPE	KW	VOLT/PH	DIMENSIONS	MODEL NUMBER-COLOR BY ARCH
RWH-1	1	120/1		Q'MARK#CRA 1512-T2
RWH-2	2	120/1	19"HX16"WX4"D	Q'MARK# MCSSARWH1802/HTWHS1
RWH-4	4	208/1	19"HX16"WX4"D	Q'MARK# MCSSARWH4808/HTWHS1
SWH-4	4	208/1	19"HX16"WX4"D	Q'MARK# MCSSARWH4808/HTWHSM
EBB-2	0.4	120/1		Q'MARK#QMK-2512W-W/T'STAT
EBB-3	0.75	120/1		Q'MARK#QMK-2513W-W/T'STAT
EBB-4	1	120/1		Q'MARK#QMK-2514W-W/T'STAT
EBB-1	1.5	120/1		Q'MARK#QMK-2516W-W/T'STAT
UH-5	5	208/1		Q'MARK#MUH-35-W/T'STAT
UH-10	10	460/3		Q'MARK#MUH-102-W/T'STAT

ENERGY RECOVERY UNITS

TAG #	EQUIPMENT PERFORMANCE										
	CFM	EFF HEAT	EFF COOL	ESP (IN WG)	VOLT	FLA (AMP)	MAKE/MODEL	DB	ESTAR	HVI	DESIGN	DIMENSIONS
ERU-1	450	%60	%80	0.40	120/1	1.4	FANTECH-SER450	–	YES	YES	IN/OUT OPPOSITE SIDE	28"LX23"WX16"
ERU-2	200	%60	%80	0.40	120/1	1.4	FANTECH-SER200	–	YES	YES	IN/OUT OPPOSITE SIDE	28"LX23"WX16"

PROVIDE CONTROLS AS FOLLOWS
-PROVIDE ON/OFF, LOW-HIGH, 20 MINJ ON/40 MIN OFF CYCLER
-PROVIDE MERV 8 FILTER FOR STANDARD DESIGN
-PROVIDE ROOF TOP CURB KIT FOR ERU-1

SPLIT SYSTEM GAS FIRED HVAC UNIT SCHEDULE (VFD INDOOR-TWO STAGE COMP) 97% FURNACE

INDOOR SECTION (VFD)											CONDENSING SECTION													
TAG	NOM. CAP. TON	CFM	ESP IN	FAN HP	TOT. MBH	SENS. MBH	GAS FURN(MBH) INPUT	GAS FURN(MBH) OUTPUT	FLUE	V/ø	TAG	FLA	MCA	MOCP	V/ø	EER	SEER	STRETCH SEER	DB	MODEL (BASED ON CARRIER)	ESTAR	MOTOR	INDOOR
HVAC-2	2	800	.5	1/2	22	16	40	38	70 FT	115/1	CU-2	11.5	14	20	208/1	12.20	18.00	15.0-YES	72	59MN7A040V17-14 W/24ANA1-024 AND MATCHING COIL	YES	ECM	18"WX28"DX40"H+12" COIL
HVAC-3	3	1200	.5	1	35	25	40	38	70 FT	115/1	CU-3	18.2	23	30	208/1	13.50	18.00	15.0-YES	72	59MN7A040E21-16 W/24ANA1-036 AND MATCHING COIL	YES	ECM	18"WX28"DX40"H+12" COIL
HVAC-4	4	1600	.5	1	46	32	80	77	70 FT		CU-4	25.6	29	50		13.00	16.50	15.0-YES	72	59MN7A80E21-20 W/24ANA1-048 AND MATCHING COIL	YES	ECM	18"WX28"DX40"H+12" COIL

WITH EACH INDOOR UNIT PROVIDE
-LEARNING TYPE NESTING ENERGY STAR THERMOSTAT, ACID NEUTRALIZER, AIR FILTER, COMBUSTION AIR INTAKE AND EXHAUST FLUE PIPES
-CONDENSATE DRAINS SHALL BE TYPE "L" COPPER WITH ½" FIBERGLASS INSULATION RUN TO INDIRECT WASTE DRAIN RISER
-PROVIDE ZONE CONTROL AS REQUIRED TO MATCH NUMBER OF MOTORIZED DAMPERS
-WHEN RUN IN UNCONDITIONED SPACES PROVIDE MINIMUM 1" INSULATION FOR THE FLUE/VENT PIPES TO MATCH MAXIMUM LENGTHS ON FLUE LENGTH (INCLUDES 6 ELBOWS)
-WHEN UNIT IS IN UNCONDITIONED SPACES, PROVIDE INSULATED AND HEAT TRACED CONDENSATE DRAINS
PROVIDE REFRIGERANT LINES BETWEEN INDOOR AND OUTDOOR UNITS AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
PROVIDE 3/4" ARMORFLEX INSULATION ON REFRIGERANT LINES
PROVIDE MERV 8 FILTER AS STANDARD, FOR LEED PROJECTS, SEE DESIGN CRITERIA, PROVIDE 20X20-4" DEEP MERV 13 FILTER WITH FILTER BOX
MANUFACTURED BY AAF PREPLEAT M13, OUTDOOR AIR IF CONNECTED TO THE RETURN SHALL BE CONNECTED AHEAD OF THE FILTER

INSULATION NOTES

CONTRACTOR SHALL FOLLOW THE MOST STRINGENT INSULATION REQUIREMENT FOR EACH ITEM

THE FOLLOWING SYSTEMS SHALL BE INSULATED.
DUCT LINER SHALL BE CLOSED CELL TYPE, GERM PROOF

IECC 2012 REQUIREMENTS:

1. HEATING HOT WATER MAINS AND BRANCHES:
   PIPING < 1" REQUIRES 1 1/2" INSULATION
   PIPING > 1½" REQUIRES 2" INSULATION
2. SUPPLY & RETURN DUCTWORK FROM HVAC UNITS:
   1 1/2" INSULATION MIN. R-6

LEED/ASHRAE 2013 REQUIREMENTS:

1. HEATING HOT WATER MAINS AND BRANCHES:
   PIPING < 1 1/2" REQUIRES 1½" INSULATION
   PIPING > 1½" REQUIRES 2" INSULATION
2. SUPPLY & RETURN DUCTWORK FROM HVAC UNITS:
   1" INSULATION MIN. R-6

GENERAL INSULALTION REQUIREMENTS:

1: ALL LINED SUPPLY, RETURN AND TRANSFER DUCTWORK SHALL BE 1" DUCT LINER
   -DUCT INSULATION SHALL CONTINUE OVER DUCT AT LINED POINT
   -FIRST 10' OF SUPPLY AND RETURN FOR ALL ERU'S AND HVAC UNITS
2. CONDENSATE DRAIN: 1"
3. REFRIGERANT PIPING ¾" ARAMFLEX

ALL DUCTWORK ON ROOF SHALL BE INSULATED WITH R-8 INSULATION AND COVERED WITH EPDM ROOFING MATERIAL FOR WATER TIGHT INSTALLATION.

DIFFUSER/REGISTER SCHEDULE

LEGEND: (N)- #x# - ### (CFM / DIMENSIONS / TYPE)

TYPE	DESCRIPTION	MODEL (BASED ON TITUS)
A	LOUVER FACE CEILING DIFFUSER FOR 2'x2' LAY-IN CEILING INSTALLATION. PROVIDE ROUND TO SQUARE ADAPTOR. WITH OPPOSIBLE BLADE DAMPER	TITUS TDCA, BORDER 3
A1	LOUVER FACE CEILING DIFFUSER FOR SHEET ROCK CEILING INSTALLATION. PROVIDE ROUND TO SQUARE ADAPTOR. WITH OPPOSIBLE BLADE DAMPER	TITUS TDCA, BORDER 1
B	DOUBLE DEFLECTION REGISTER FOR SHEET ROCK INSTALLATION. PROVIDE ROUND TO SQUARE ADAPTOR.	TITUS 272RS
E	DOUBLE DEFLECTION GRILLE FOR SHEET ROCK NSTALLATION. WITH OPPOSIBLE BLADE DAMPER	TITUS 25 RS
E1	DOUBLE DEFLECTION GRILLE FOR SHEET ROCK NSTALLATION. WITH OPPOSIBLE BLADE DAMPER ALUMINUM TYPE	TITUS 25 RS
F	PERFORATED SIGHT PROOF EGGCRATE GRILLE FOR SHEET ROCK CEILING INSTALLATION.	TITUS 45F

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
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No.	Description	Date
00	Issue for Permit	01/30/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MOHAMMED ZADE
No. 27233
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino
DRAWN BY

SCALE
1306/ 1308_MASS_AVE

PROJECT #
1306/ 1308_MASS_AVE
FILE NAME

Revisions

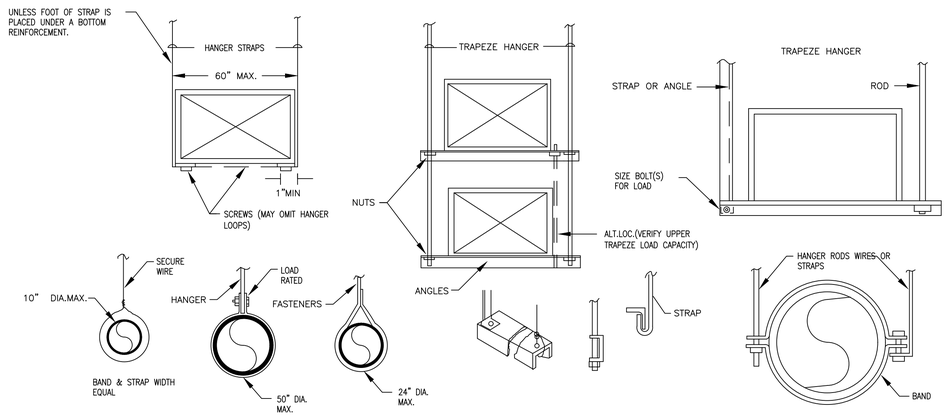
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01	Issue for Permit	03/15/2023

DRAWING TITLE

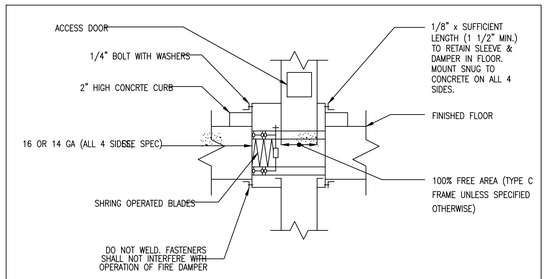
HVAC NOTES & SCHEDULES

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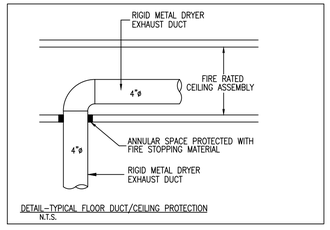
H-200



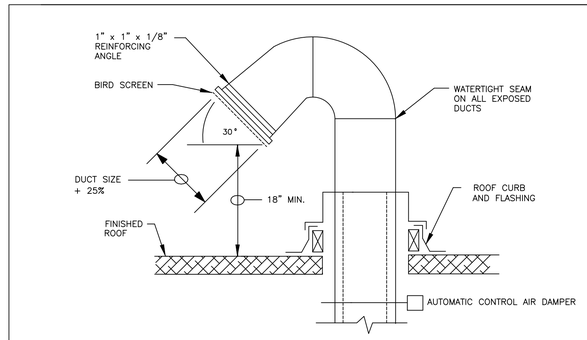
DUCT HANGER DETAIL | N.T.S.



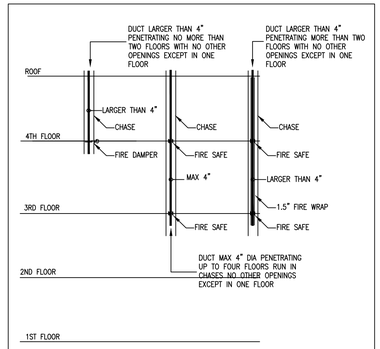
TYPICAL FIRE DAMPER INSTALLATION ON FLOOR | NTS



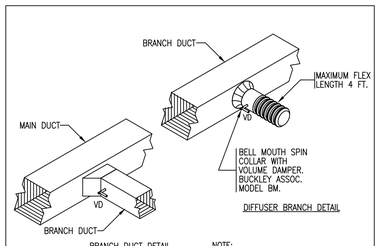
DETAIL-TYPICAL FLOOR DUCT/CEILING PROTECTION
N.T.S.



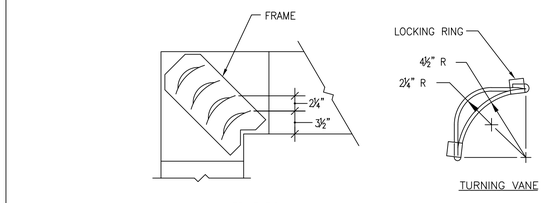
ROOF GOOSENECK DETAIL | NTS



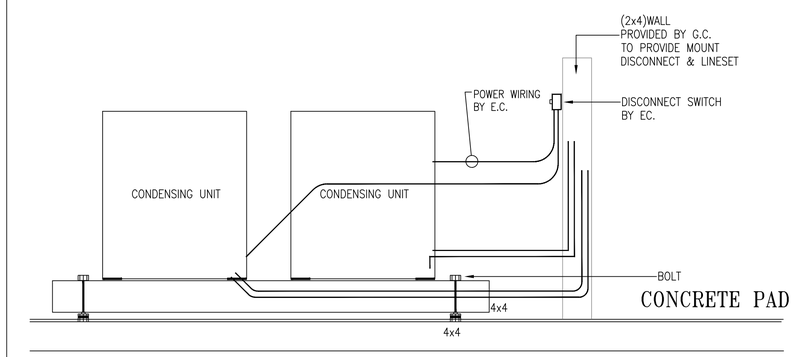
DUCT RISER THROUGH FLOORS



DUCT DETAILS | NTS



DOUBLE THICKNESS TURNING VANES FOR SQUARE ELBOW | N.T.S.



- CAPACITY RANGE: 130 TO 200 LB.
- ISOLATOR TYPE: SPRING
- BOLT SIZE: 3/8~~x4"~~ 3/8"x10" BOLT

CONDENSING UNIT MOUNTING DETAIL | N.T.S.

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

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No.	Description	Date
00	Issue for Permit	01/30/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MOHAMMED ZADE
No. 27233
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino
SCALE | DRAWN BY

1306/ 1308_MASS_AVE | 1306/ 1308_MASS_AVE
PROJECT # | FILE NAME

Revisions

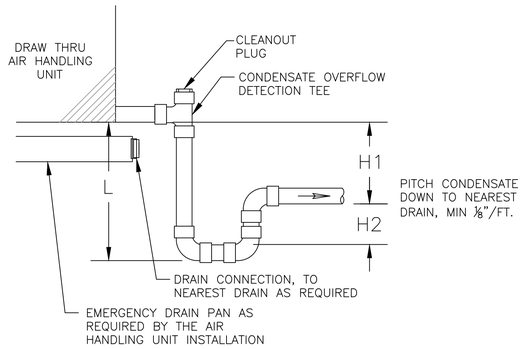
00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE

HVAC DETAILS

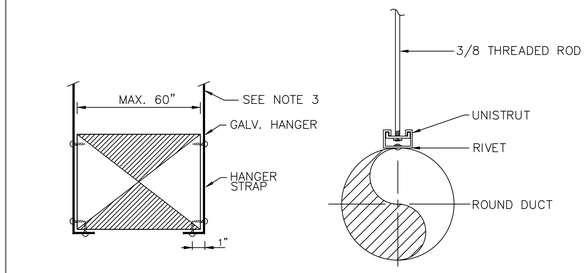
DRAWING NUMBER

H-201



H1 = MAX NEGATIVE STATIC PRESSURE PLUS 1"
H2 = H1/2
L = H1 + H2 + PIPE DIAMETER + INSULATION THICKNESS

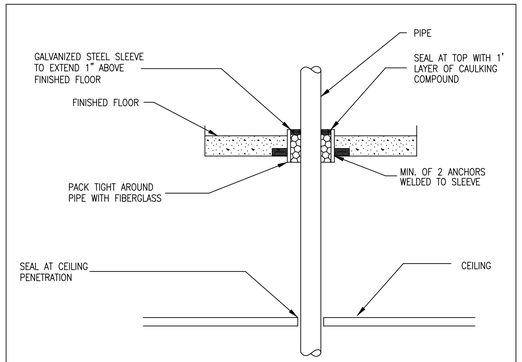
CONDENSATE DRAIN DETAIL | NTS



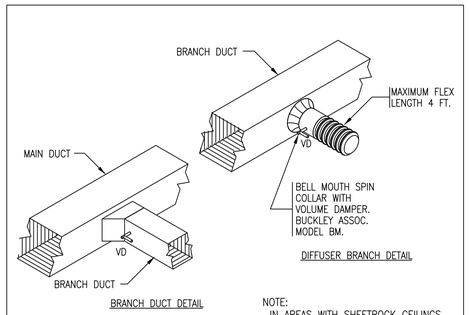
NOTES:
1. ON DUCTS OVER 48" WIDE, BOTTOM SHALL BE BRACED BY ANGLE. FOR CROSS SECTION AREA MORE THAN 8 SQ FT, DUCT SHALL BE BRACED BY ANGLES ON ALL FOUR SIDES.

2. CUTTING AND PATCHING SHALL BE LIMITED TO A MINIMUM AS REQUIRED FOR PROPER INSTALLATION.
3. SUPPORTS SHALL BE SPACED AND SIZED AS PER SMACNA.

DUCT HANGER SUPPORT | NTS

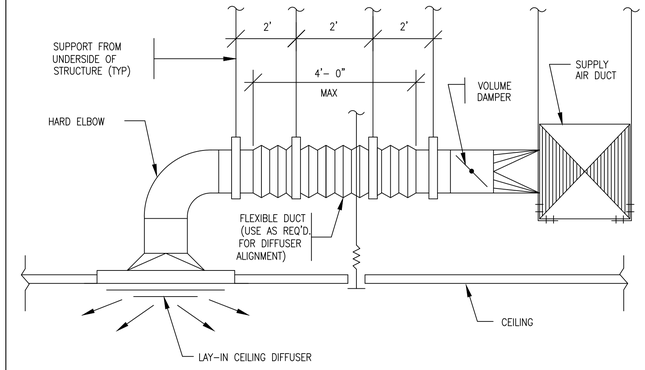


PIPE SLEEVE THRU FLOOR PENTRATION DETAIL | NTS



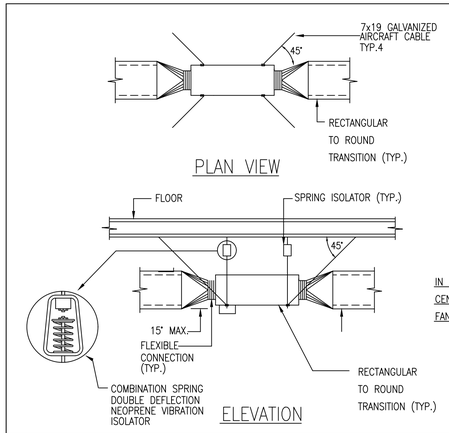
NOTE:
IN AREAS WITH SHEETROCK CEILINGS PROVIDE REMOTELY OPERATED VOLUME DAMPERS.

DUCT DETAILS | NTS



NOTES:
① MAXIMUM SAG 1/2" PER FOOT.

CEILING DIFFUSER BRANCH DUCTS | N.T.S.



IN LINE FAN HANGER DETAIL | NTS

RISE ARCHITECTURE

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1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

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Nathália Quirino
857 888-1216

Engineer
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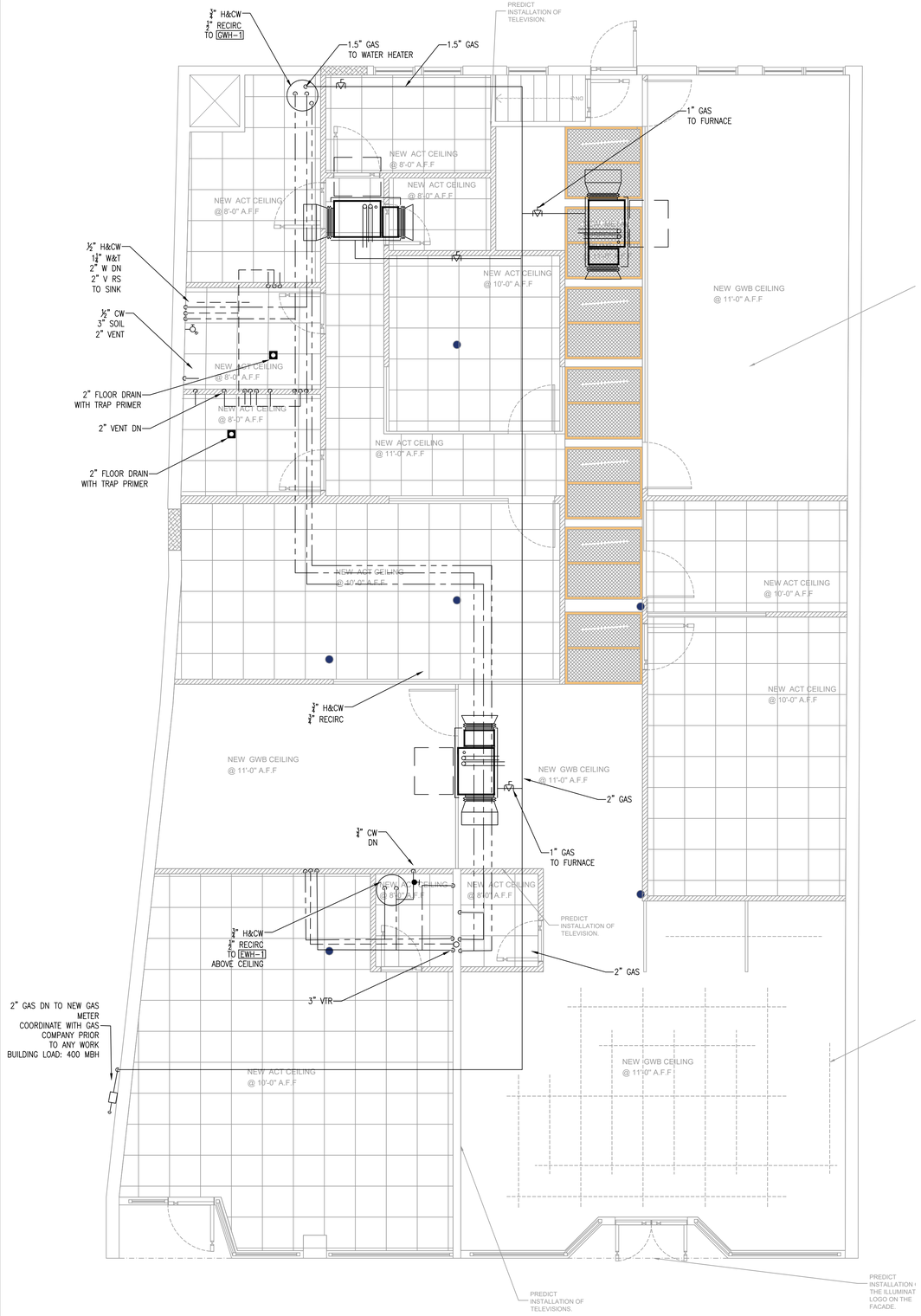
00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE

HVAC DETAILS

DRAWING NUMBER

H-202

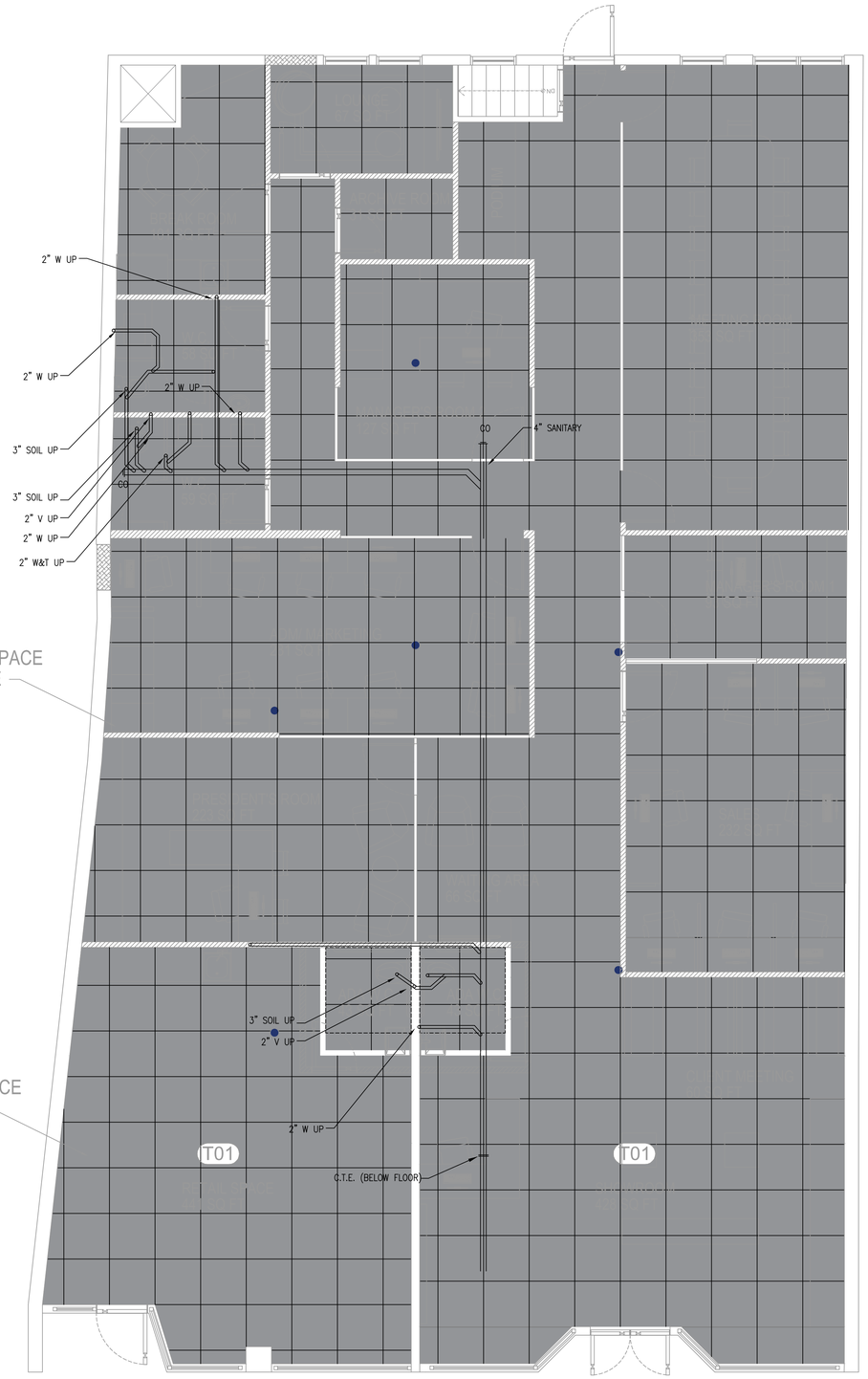


TOTAL OFFICE SPACE
PORCELAIN TILE

2 688 SQ FT

TOTAL RETAIL SPACE
PORCELAIN TILE

471 SQ FT



RISE
ARCHITECTURE

PROJECT NAME

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ARLINGTON, MA 02476.

CLIENT

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SCALE
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FILE NAME

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Revisions

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01	Issue for Permit	03/15/2023

DRAWING TITLE

PLUMBING FLOOR PLANS

DRAWING NUMBER

P-100

BASIC PLUMBING REQUIREMENTS

PART 1. – GENERAL

1.1 RELATED DOCUMENTS

ALL APPLICABLE REQUIREMENTS OF OTHER PORTIONS OF THE CONTRACT DOCUMENTS APPLY TO THE WORK OF THIS SECTION INCLUDING, BUT NOT LIMITED TO, ALL DRAWINGS, ALL SPECIFICATIONS, GENERAL CONDITIONS, AND GENERAL REQUIREMENTS INCLUDING SUBMITTALS.

1.2 APPLICABLE CODES AND STANDARDS

APPLICABLE CODES: ALL LOCAL AND STATE BUILDING CODES, INCLUDING THE INTERNATIONAL PLUMBING CODE MASSACHUSETTS STATE PLUMBING CODE AND THE MASSACHUSETTS STATE BUILDING CODE.
APPLICABILITY OF STANDARDS: EXCEPT WHERE THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS. SUCH STANDARDS ARE MADE A PART OF THE CONTRACT DOCUMENTS BY REFERENCE.

CONFLICTING REQUIREMENTS: WHERE COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED, AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, REFER REQUIREMENTS THAT ARE DIFFERENT, BUT APPARENTLY EQUAL, AND UNCERTAINTIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING.

PUBLICATION DATES: WHERE THE DATE OF ISSUE OF A REFERENCED STANDARD IS NOT SPECIFIED, COMPLY WITH THE STANDARD IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.

ABBREVIATIONS AND NAMES: TRADE ASSOCIATION NAMES AND TITLES OF GENERAL STANDARDS ARE FREQUENTLY ABBREVIATED. THE FOLLOWING ACRONYMS OR ABBREVIATIONS AS REFERENCED IN CONTRACT DOCUMENTS ARE DEFINED TO MEAN THE ASSOCIATED NAMES. NAMES AND ADDRESSES ARE SUBJECT TO CHANGE AND ARE BELIEVED TO BE BUT ARE NOT ASSURED TO BE ACCURATE AND UP TO DATE AS OF DATE OF CONTRACT DOCUMENTS.

AGA – AMERICAN GAS ASSOCIATION
ANSI – AMERICAN NATIONAL STANDARDS INSTITUTE
ARI – AIR CONDITIONING AND REFRIGERATION INSTITUTE
ASHRAE – AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS
ASME – AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASSE – AMERICAN SOCIETY OF SANITARY ENGINEERING
ASTM – AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS – AMERICAN WELDING SOCIETY
AWWA – AMERICAN WATER WORKS ASSOCIATION
CISPI – CAST IRON SOIL PIPE INSTITUTE
NEC – NATIONAL ELECTRIC CODE
NFPA – NATIONAL FIRE PROTECTION ASSOCIATION
NSF – NATIONAL SANITATION FOUNDATION
PDI – PLUMBING AND DRAINAGE INSTITUTE
UL – UNDERWRITERS LABORATORIES
DOT – DEPARTMENT OF TRANSPORTATION
EPA – ENVIRONMENTAL PROTECTION AGENCY
OSHA – OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

1.3 SUBMITTALS

PRIOR TO THE PERFORMANCE OF ANY WORK OR INSTALLATION OF ANY MATERIALS, OBTAIN APPROVAL FROM THE ARCHITECT BY SUBMITTING SHOP DRAWINGS AND DATA SHEETS.

SUBMITTAL OF SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES WILL BE ACCEPTED ONLY WHEN SUBMITTED BY THE GENERAL CONTRACTOR. DATA SUBMITTED FROM SUBCONTRACTORS AND MATERIAL SUPPLIERS DIRECTLY TO THE ARCHITECT WILL NOT BE PROCESSED. CERTIFIED DRAWINGS AND CATALOG DATA SHEETS SHALL SHOW:
1. SPECIFICALLY WHAT ITEMS AND FEATURES ARE TO BE PROVIDED.
2. APPLICABLE SPECIFICATION SECTION NUMBER AND EQUIPMENT TAG NUMBER.
3. PRINCIPAL DIMENSIONS AND DETAILS OF CONSTRUCTION.
4. WEIGHTS: INFORMATION REQUIRED FOR THE DESIGN OF SUPPORTS AND FOUNDATIONS.
5. SIZES AND LOCATIONS OF PIPING AND CONNECTIONS.
6. PERFORMANCE DATA CERTIFIED BY THE MANUFACTURER.
7. SUBMIT SCHEDULE OF PROPOSED PIPING, VALVES, SPECIALTIES, ETC.
8. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SEPERATLY IDENTIFIED.

PLUMBING SUBMITTALS SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:
1. PIPING AND FITTING MATERIALS.
2. PLUMBING VALVES AND SPECIALTIES.
3. PIPING HANGER AND ATTACHMENT ASSEMBLIES.
4. PIPING INSULATION.
5. ALL SCHEDULED PLUMBING FIXTURES, DRAINS, AND CLEANOUTS.
6. UTILITY CONNECTION DETAILS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

APPROVAL OF SHOP DRAWINGS DOES NOT RELEASE RESPONSIBILITY OF COORDINATING HIS WORK AT JOBSITE AND TAKING FIELD MEASUREMENTS. IN CASES WHERE INTERFERENCES BECOME APPARENT, NOTIFY ARCHITECT SO THAT SUCH INTERFERENCES MAY BE RESOLVED PRIOR TO PROCEEDING WITH SHOP WORK. NO CLAIM WILL BE ALLOWED FOR WORK THAT MIGHT HAVE TO BE MOVED OR REPLACED BASED ON A CLAIM THAT WORK WAS PLACED IN ACCORDANCE WITH DIMENSIONS INDICATED ON AN APPROVED SHOP DRAWING.

1.4 COORDINATION

COORDINATE WITH THE BUILDING TRADES:
1. STRUCTURAL MEMBERS, PADS, AND BUILDING OPENINGS FOR FIXTURES, EQUIPMENT, PIPING, ETC., FOR USE BY THIS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL PLANS ARE THE COORDINATION RESPONSIBILITY OF THIS INSTALLER. PAY FOR ANY CHANGES IN THE ABOVE REQUIREMENTS AFTER LETTING AND ACCEPTING THE CONTRACT.
2. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT, DIRECTIONS AND SIZES OF EQUIPMENT, PIPING, ETC. IT IS NOT INTENDED TO SHOW EVERY OFFSET AND FITTING OF EVERY SITE DIFFICULTY THAT MAY BE ENCOUNTERED. PROVIDE ALL MATERIALS AND PERFORM ALL LABOR NECESSARY TO MAKE COMPLETE WORKING SYSTEMS, READY FOR USE, WITHOUT EXTRA CHARGE. ALL MEASUREMENTS MUST BE VERIFIED ON THE JOBSITE.
3. EXAMINE THE SITE AND ALL DRAWINGS BEFORE PROCEEDING WITH THE LAYOUT AND INSTALLATION OF THIS TO SUIT ACTUAL CONDITIONS. CONFER AND COOPERATE WITH OTHER TRADES ON THE JOB SO THAT ALL WORK WILL BE INSTALLED IN PROPER RELATIONSHIP. COORDINATE PRECISE LOCATION OF PARTS WITH OTHER WORK. ALL SYSTEMS SHALL BE INSTALLED TO PROVIDE MAXIMUM HEADROOM, EXCEPT WHERE DIMENSIONED OTHERWISE ON THE DRAWINGS.

1.5 RECORD DOCUMENTS

RECORD DRAWINGS: MAINTAIN A CLEAN, UNDAMAGED SET OF PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN. MARK WHICHEVER DRAWING IS MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY; WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD LATER.
1. MARK INFORMATION THAT IS IMPORTANT TO THE OWNER, BUT WAS NOT SHOWN ON CONTRACT DRAWINGS OR SHOP DRAWINGS.
2. ORGANIZE RECORD DRAWING SHEETS INTO MANAGEABLE SETS, BIND WITH DURABLE PAPER COVER SHEETS, AND PRINT SUITABLE TITLES, DATES AND OTHER IDENTIFICATION ON THE COVER OF EACH SET.
3. MAINS AND BRANCHES OF PIPING SYSTEMS, WITH VALVES AND CONTROL DEVICES LOCATED AND NUMBERED, CONCEALED UNIONS LOCATED, AND WITH ITEMS REQUIRING MAINTENANCE LOCATED (I.E., TRAPS, STRAINERS, EXPANSION COMPENSATORS, TANKS, ETC.).
4. EQUIPMENT LOCATIONS (EXPOSED AND CONCEALED), DIMENSIONED FROM AT LEAST TWO PROMINENT BUILDING LINES.
5. APPROVED SUBSTITUTIONS, CONTRACT MODIFICATIONS, AND ACTUAL EQUIPMENT AND MATERIALS INSTALLED.
6. INCLUDE ALL "CORRECTED FOR RECORD" SHOP DRAWINGS TO REFLECT APPROVALS RECEIVED.

1.6 MAINTENANCE MANUALS

ORGANIZE OPERATING AND MAINTENANCE DATA INTO SUITABLE SETS OF MANAGEABLE SIZE. BIND PROPERLY INDEXED DATA IN INDIVIDUAL HEAVY-DUTY 2-INCH, 3-RING VINYL-COVERED BINDERS, WITH POCKET FOLDERS FOR FOLDED SHEET INFORMATION. MARK APPROPRIATE IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER. INCLUDE THE FOLLOWING TYPES OF INFORMATION:
1. COPIES OF WARRANTIES.
2. WIRING DIAGRAMS.
3. INSPECTION PROCEDURES.
4. APPROVED SHOP DRAWINGS AND PRODUCT DATA.
5. DESCRIPTION OF FUNCTION, NORMAL OPERATING CHARACTERISTICS AND LIMITATIONS, PERFORMANCE CURVES, ENGINEERING DATA AND TESTS, AND COMPLETE NOMENCLATURE AND COMMERCIAL NUMBERS OF REPLACEMENT PARTS.
6. MANUFACTURER'S PRINTED OPERATING PROCEDURES TO INCLUDE START-UP, BREAK-IN, AND ROUTINE AND NORMAL OPERATING INSTRUCTIONS; REGULATION, CONTROL, STOPPING, SHUTDOWN, AND EMERGENCY INSTRUCTIONS; AND SUMMER AND WINTER OPERATING INSTRUCTIONS.
7. MAINTENANCE PROCEDURES FOR ROUTINE PREVENTATIVE MAINTENANCE AND TROUBLESHOOTING; DISASSEMBLY, REPAIR, AND REASSEMBLY; ALIGNING AND ADJUSTING INSTRUCTIONS.
8. SERVICING INSTRUCTIONS AND LUBRICATION CHARTS AND SCHEDULES.

1.7 REGULATIONS AND PERMITS
PROVIDE NOTICES, FILE PLANS, OBTAIN PERMITS AND LICENSES, PAY FEES, AND OBTAIN NECESSARY APPROVALS FROM AUTHORITIES HAVING JURISDICTION.

PAY FOR AND OBTAIN ALL REQUIRED PERMITS & SCHEDULE INSPECTIONS IN A TIMELY MANNER AS TO NOT DELAY THE PROJECT. OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ENTERING MANHOLES, USE OF WATER FROM LOW PRESSURE HYDRANTS, DEMOLITION AND NEW WORK, ETC. PRIOR TO COMMENCE OF WORK.

PART 2. – PRODUCTS

2.1 GENERAL PRODUCT REQUIREMENTS

ALL EQUIPMENT AND MATERIALS, EXCEPT AS OTHERWISE SPECIFIED, SHALL BE NEW, OF CURRENT PRODUCTION, FIRST QUALITY AND OF THE BEST OF EACH CLASS SPECIFIED. MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE DELIVERED TO JOBSITE WITH FACTORY PACKAGING BEARING MANUFACTURER'S NAME OR LABEL, AND UNION LABEL WHENEVER PRACTICAL.

PART 3. – EXECUTION

3.1 PLUMBING INSTALLATIONS
GENERAL: SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF PLUMBING SYSTEMS, MATERIALS, AND EQUIPMENT, COMPLY WITH THE FOLLOWING REQUIREMENTS:
1. COORDINATE SYSTEMS, EQUIPMENT, AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS.
2. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS.
3. ARRANGE FOR CHASES, SLOTS, AND OPENINGS IN OTHER BUILDING COMPONENTS DURING PROGRESS OF CONSTRUCTION, TO ALLOW FOR MECHANICAL INSTALLATIONS.
4. COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SLEEVES TO BE SET IN POURED-IN-PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS, AS THEY ARE CONSTRUCTED.
5. INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, WHERE INSTALLED EXPOSED IN FINISHED SPACES.
6. INSTALL EQUIPMENT TO FACILITATE SERVICING, MAINTENANCE, AND REPAIR OR REPLACEMENT OF EQUIPMENT COMPONENTS. AS MUCH AS PRACTICAL, CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM OF INTERFERENCE WITH OTHER INSTALLATIONS.
7. PROVIDE ACCESS PANELS OR DOORS WHERE UNITS ARE CONCEALED BEHIND FINISHED SURFACES.
8. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN REQUIREMENTS CONTAINED IN CONTRACT DOCUMENTS.
9. INSPECT MATERIALS OR EQUIPMENT IMMEDIATELY UPON DELIVERY AND AGAIN PRIOR TO INSTALLATION. REJECT DAMAGED AND DEFECTIVE ITEMS.

3.2 FINAL INSPECTION
PRIOR TO FINAL ACCEPTANCE, ALL SYSTEMS SHALL BE OPERATED TO TEST PERFORMANCE TO THE SATISFACTION OF THE ARCHITECT.
1. WATER SHALL CIRCULATE THROUGHOUT SYSTEMS WITHOUT NOISE, WATER HAMMER, LEAKS, TRAPPING, OR AIR-BINDING.
2. MOTORS AND OTHER EQUIPMENT SHALL OPERATE WITHOUT EXCESSIVE NOISE OR VIBRATION.
3. DRAINS SHALL FLOW FREELY, WITHOUT EXCESSIVE NOISE, LEAKS OR STOPPAGES.

CORRECT DEFECTS DEMONSTRATED BY INSPECTIONS AND TESTS TO THE SATISFACTION OF THE ARCHITECT.

3.3 CLEANING OF SYSTEMS AND PREMISES

ALL EQUIPMENT AND FIXTURES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS AT THE COMPLETION OF THE PROJECT AND PRIOR TO ACCEPTANCE BY THE OWNER.

3.4 PROTECTION

GUARDS, BARRICADES, LIGHTS, SERVICES, ETC., NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY SHALL BE FURNISHED AND MAINTAINED.

EXISTING WORK SUCH AS PAVEMENTS, LAWNS, SIDEWALKS, FLOORS, CURBS, AND OTHER STRUCTURES AND UTILITIES WHICH ARE DAMAGED OR DISTURBED DUE TO MAKING CONNECTIONS OR ANY PHASE OF OPERATIONS SHALL BE RESTORED TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AUTHORITIES.

GENERAL NOTES

NOTE FOLLOWING LINE ITEMS ARE LISTED FOR QUALITY PURPOSES AND APPLICABLE WHERE COMPONENTS PRESENT IN THE PROJECT.

REGARDLESS HOW THE DETAILS ARE SHOWN, CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

CONTRACTOR SHALL PAY ATTENTION TO GAS FIRED EQUIPMENT DISCHARGE LOCATIONS RELATIVE TO AIR INTAKES BEFORE ANY INSTALLATION AND MAINTAIN CODE REQUIRED OR MANUFACTURER REQUIRED CLERANCES.

1–ALL HOT WATER PIPING IN RECIRCULATION TYPE SYSTEMS SHALL BE INSULATED, INCLUDING TAKE OFFS FROM RE–CIRCULATION LINE.
ALL HORIZONTAL COLD WATER MAINS OR BRANCH LINES ABOVE CEILINGS SHALL BE INSULATED.
ALL HORIZONTAL STORM DRAINS SHALL BE INSULATED. INSULATE 3 FT PIPING ABOVE AND BELOW THE OFFSET. INSULATE ROOF DRAIN BODIES UNDER DECK AND 3 FT PIPING IF NO OFFSET.

2–ALL TRAPS SHALL HAVE CLEAN OUTS

3–ALL COMMON AREA FAUCETS SHALL HAVE POINT OF USE MIXING VALVES, ZURN LEAD FREE SERIES LFUSG–B OR EQUAL

4–ALL ADA SINKS AND LAVATORIES SHALL HAVE LAVGUARD PROTECTION COVERS, COMPLETE

5–ALL FIXTURES SHALL HAVE MULTI TURN LEAD FREE WATER STOPS AS MANUFACTURED BY ZURN LF SERIES.

6–WATER CLOSET CONTROLS FOR ADA UNITS SHALL BE ON THE ACCESSIBLE SIDE

7–GROUP 2 TUBS SHALL BE 60" LONG WITH RIM 16–18" AFF.

8–ALL VENT THROUGH THE ROOF LOCATIONS SHALL BE FIELD COORDINATED WITH HVAC EQUIPMENT INTAKES AND IF NECESSARY SHALL BE EXTENDED 3FT ABOVE THE EQUIPMENT WITHIN 10FT OF THE VENT.

9–ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS.

10–ALL FLOOR PENETRATIONS SHALL BE FIRE RATED WITH FIRE STOP MATERIAL OR INTUMESCENT TYPE COLLARS AS REQUIRED.

11–ALL DRAINS LOCATED BELOW THE STREET GRADE SHALL HAVE LOCAL OR CENTRAL TYPE BACK WATER VALVES. DRAINS FROM UPPER FLOORS WILL CONNECT AT EXIT

12–ALL PLUMBING FIXTURES SHALL BE APPROVED TYPE IN THE STATE OF PROJECT BEING USED. SPECIFICATIONS ARE FOR QUALITY, LOOK AND PERFORMANCE PURPOSES ONLY. IF SPECIFIED EQUIPMENT IS NOT THE APPROVED TYPE. CONTRACTOR SHALL PROVIDE SIMILAR APPROVED FIXTURE.

13–ALL FLOOR DRAINS IN BOILER ROOMS SHALL BE COORDINATED WITH BOILER PLACEMENTS SO THAT CONDENSATE DRAINS WILL BE DRAINED TO FLOOR DRAIN.

14–ALL BASEMENT DRAINS WILL HAVE BACK WATER VALVES AND AND UPPER FLOORS WILL BE CONNECTED TO SEWER DISCHARGE SEPARATELY FROM BASEMENT DRAIN

15– PROVIDE BALL TYPE SHUT OFF VALVES FOR ALL RISERS AND WATER BRANCHES OFF THE MAIN PIPES. RISERS SHALL HAVE DRAIN VALVES WITH CAP AND CHAIN

1. GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND GENERAL REQUIREMENTS, APPLY TO WORK SPECIFIED ON THESE DRAWINGS.
2. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING OR AFFECTED BY WORK OF THIS SECTION AND COOPERATE WITH SUCH TRADES TO ASSURE THE STEADY PROGRESS OF THE WORK.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH THE MASSACHUSETTS STATE PLUMBING AND GAS CODES AND THE CITY OF BOSTON, MA.
4. FURNISH AND INSTALL A COMPLETE, SANITARY DRAINAGE AND VENT SYSTEM THROUGHOUT THE BUILDING FOR CONNECTION TO EVERY FIXTURE OR PIECE OF EQUIPMENT REQUIRING DRAINAGE. THE NEW WORK SHALL EXTEND AND CONNECT TO THE EXTERIOR SANITARY SYSTEM AS INDICATED.
5. FURNISH AND INSTALL A COMPLETE HOT WATER AND COLD WATER SYSTEM THROUGHOUT THE BUILDING, CONNECTING TO ALL FIXTURES AND EQUIPMENT REQUIRING HOT AND/OR COLD WATER. THE COLD WATER SYSTEM WORK SHALL EXTEND AND CONNECT TO THE EXTERIOR COLD WATER SYSTEM AS INDICATED. THE HOT WATER SYSTEM WORK SHALL BEGIN AT EACH NEW WATER HEATER WHERE INDICATED.
6. FURNISH AND INSTALL A COMPLETE GAS SYSTEM THROUGHOUT THE BUILDING, CONNECTING TO ALL EQUIPMENT REQUIRING GAS. THE GAS SYSTEM WORK SHALL EXTEND AND CONNECT TO THE GAS METERS SUPPLIED BY GAS COMPANY.
7. FURNISH TO OWNER A WRITTEN GUARANTEE OF THE GENERAL CONTRACTOR AND THIS SUBCONTRACTOR JOINTLY AND SEVERALLY, AGAINST ANY DEFECTS IN MATERIALS AND WORKMANSHIP IN WORK OF THIS SECTION FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
8. SUBMIT SHOP DRAWINGS ON PLUMBING FIXTURES AND VALVES SPECIFIED.
9. FURNISH AND INSTALL ALL PIPE OPENINGS, PIPE HANGERS AND HANGER RODS, AND FIXTURE SUPPORTS. PROPERLY SECURE HANGER RODS TO BUILDING STRUCTURE. SEAL ALL PIPE OPENINGS THROUGH FLOORS AND ROOF WATER TIGHT.
10. BURIED STORM, SANITARY AND VENT PIPING SHALL BE CAST IRON PIPE AND DRAINAGE FITTINGS. ABOVE GROUND SANITARY AND VENT PIPING SHALL BE CAST IRON/COPPER PIPE AND DRAINAGE FITTINGS
11. HOT AND COLD WATER PIPING SHALL BE TYPE L SEAMLESS COPPER TUBING AND FITTINGS WITH 95-5 SOLDER JOINTS, FLOWGUARD PIPING SYSTEM, SEEK APPROVAL FROM ARCHITECT AND BUILDING OWNER REPRESENTATIVE BEFORE SUBMITTING FOR APPROVAL TO ENGINEER. ALL PIPING SHALL BE INSULATED AND MARKED AS HOT WATER (HW) OR COLD WATER (CW)
12. GAS PIPING SHALL BE SCHEDULE 40 STEEL WITH MALLEABLE IRON FITTINGS AND THREADED JOINTS.
13. VALVES FOR HOT AND COLD WATER SHALL BE GATE VALVE, BRONZE BODY AND TRIM, NON-RISING STEM, 200 PSIG, SOLDER END, SIMILAR TO JENKINS 1240 OR APPROVED EQUAL. VALVES FOR GAS SHALL BE IRON BODY, PLUG TYPE, WITH SQUARE KEY AND THREADED ENDS.
14. COLD WATER AND HOT WATER PIPING INSULATION SHALL BE 1/2" THICK, WITH FACTORY APPLIED FIBERGLASS CLOTH WITH INTEGRAL VAPOR BARRIER AND SELF-SEALING LAP. FITTINGS AND VALVES SHALL BE COVERED WITH PRE-CUT FIBERGLASS INSERTS AND FITTED WITH MOULDED PVC COVERS, SECURED WITH GLASS FABRIC TAPE WITH MASTIC. INSULATION SHALL BE FIBERGLASS 25 ASJ OR EQUAL, AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO CONFORM TO THE AUL NON-COMBUSTIBLE RATING.
15. PLUMBING FIXTURES: (TO BE APPROVED BY BUILDING OWNER REPRESENTATIVE BEFORE SUBMISSION FOR APPROVAL TO ENGINEER)
16. WH – WALL HYDRANT – WOODFORD MODEL 25 FREEZE RESISTANT, WITH INTEGRAL VACUUM BREAKER. (PROVIDE EVERY 150', WHERE DIRECTED BY BUILDING OWNER)
17. WATER HEATERS – FURNISH AND INSTALL WATER HEATERS WHERE INDICATED. (TO BE APPROVED BY BUILDING OWNER REPRESENTATIVE BEFORE SUBMISSION FOR APPROVAL TO ENGINEER)
18. TEST ALL NEW PLUMBING WORK IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS.
19. PROVIDE HEAT TRACE ON ALL TRAPS LOCATED IN GARAGE, COLD WATER PIPING LOCATED IN GARAGE, AND ANY PIPING SUBJECT TO FREEZING.

GENERAL NOTES | NTS

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
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857 888-1216

Engineer
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No.	Description	Date
00	Issue for Permit	01/30/2023

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DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MOHAMMED ZADE
No. 27233
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino
SCALE | DRAWN BY

1306/ 1308_MASS_AVE | 1306/ 1308_MASS_AVE
PROJECT # | FILE NAME

Revisions

00	Issue for Permit	01/30/2023
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DRAWING TITLE

PLUMBING NOTES

DRAWING NUMBER

P-200

GENERAL NOTES

1) FOR EXACT LOCATION OF PLUMBING FIXTURES SEE ARCHITECTURAL DRAWINGS.
2) EXAMINE ALL CONTRACT DRAWINGS, GERNERAL CONDITIONS AND SPECIFICATIONS WHICH MAY AFFECT THE WORK.
3) ALL PLUMBING WORK MUST BE COORDINATED WITH ALL OTHER TRADES BEFORE PROCEEDING WITH INSTALLATION.
4) CHECK INVERT ELEVATIONS AND EXACT LOCATIONS OF ALL OUTSIDE UTILITIES BEFORE INSTALLING ANY UNDERGROUND.
5) NO CHANGES ARE TO BE MADE IN PLUMBING LAYOUT WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
6) NO PIPING SHALL RUN EXPOSED IN FINISHED AREAS.
7) ALL PLUMBING SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE LOCAL AND STATE PLUMBING CODES.
8) ROUGHING DIMENSIONS OF TOILET FIXTURES MUST BE COORDINATED WITH GENERAL CONTRACTOR.
9) INSTALL ALL HOT AND COLD WATER PIPING AS PER SPECIFICATIONS.
10) INSTALL SHUTOFF GATE VALVES ON ALL BRANCH SUPPLY LINES AND AT THE BASE OF HOT AND COLD WATER RISERS.
11) PLUMBING CONTRACT SHALL REQUIRES PANELS TO ACCESS THE CONCEALED PLUMBING CLEANOUTS, DRAINS, DEVICES AND CONTROLS. ACCESS PANELS SHALL BE FIRE RATED TO MATCH THE PENETRATING PARTITION OR CEILING TYPE. GENERAL CONTRACTOR SHALL INSTALL THE ACCESS PANELS.
12) INSTALL ALL FLOOR CLEANOUTS TO CLEAR EQUIPMENT.
13) PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND CHARGES IN CONNECTION WITH THE WORK.
14) PLUMBING CONTRACTOR SHALL PROVIDE WATERTIGHT SLEEVES FOR ALL PIPES PASSING THRU BASEMENT WALLS.
15) INSTALL CLEANOUTS AT THE BASE OF ALL SANITARY STACKS.
16) INSTALL ALL HORIZONTAL RUNS OF PIPING AS HIGH AS POSSIBLE, PITCH ALL WATER PIPING TO DRAIN, DRAW OFFS AT ALL POINTS.
17) PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO OUTSIDE UTILITIES.
18) FOR PIPE SIZES NOT SHOWN ON PLANS SEE DETAILS & RISER DIAGRAMS.

PLUMBING NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FIRE WALLS. ANY PENETRATION THROUGH FIRE FLOORS SHALL BE FIRE STOPPED . ANY PENETRATION THROUGH FIRE WALL SHALL BE FIRE CAULKED. REFER TO SECTION 7275 FOR PROCEDURE.

2. WITHOUT LIMITATION PAY ATTENTION TO THE FOLLOWING ITEMS:

   A. CHASES BEHIND BATHROOM (WALL BETWEEN CORRIDOR AND BATHROOM) AND WALLS BETWEEN UNITS ARE FIRE RATED. FIRE CAULK ALL PENETRATIONS.

   B. TOP AND BOTTOM WALL PLATES AT CEILING AND AT FLOOR IS PART OF FIRE SEPARATION. FIRE STOP ALL PENETRATIONS THROUGH PLATES.

GENERAL NOTES:

1. SHOULD ANY CONTRADICTION, AMBIGUITY, ERROR, INCONSISTENCY, OMISSION OR INCOMPLETE SYSTEM APPEAR IN OR BETWEEN ANY OF CONTRACT DOCUMENTS THE CONTRACTOR SHALL, BEFORE SUBMITTING THE FINAL BID AND SIGNING THE CONTRACT FOR CONSTRUCTION, NOTIFY THE ARCHITECT AND REQUEST A WRITTEN RESOLUTION AS TO WHICH METHODS OR MATERIALS WILL BE REQUIRED. IN THE EVENT OF CONFLICTING REQUIREMENTS OF STANDARDS , DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENTS. BEFORE SUBMITTING THE FINAL BID AND THE SIGNING THE CONTRACT FOR THE CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A WRITTEN INTERPRETATION FROM THE ARCHITECT. IN NO CASE SHALL THE CONTRACTOR PROCEED WITH THE AFFECTED WORK UNTIL ADVISED BY THE ARCHITECT.

IF THE CONTRACTOR FAILS TO MAKE A REQUEST FOR INTERPRETATION OR RESOLUTION NO EXCUSE WILL BE ACCEPTED FOR FAILURE TO CARRY OUT THE WORK IN A SATISFACTORY MANNER, AS INTERPRETED BY THE ARCHITECT. THIS GENERALLY MEANS THE USE OF THE HIGHEST QUALITY MATERIAL, MOST EXPENSIVE WAY OF PERFORMING WORK AND PROVIDING COMPLETE FUNCTIONING SYSTEM FOR PROPER OPERATION.

EACH AND EVERY TRADE OR SUBCONTRACTOR WILL BE DEEMED TO HAVE FAMILIARIZED THEMSELVES WITH ALL THE CONTRACT DOCUMENTS OF THIS PROJECT, INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE WORK, AND TO HAVE VISITED THE SITE, SO AS TO AVOID ERROR, OMISSIONS AND MISINTERPRETATIONS. RELATED INFORMATION MAY BE PROVIDED ON CONTRACT DOCUMENTS OTHER THAN THOSE ASSOCIATED WITH THE SUBCONTRACTOR'S TRADE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELATED WORK OF ALL THE CONTRACT DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE AUTHORIZED FOR ALLEGED ERRORS, OMISSIONS AND MISINTERPRETATIONS WHETHER THEY ARE A RESULT OF FAILURE TO OBSERVE THIS REQUIREMENT OR NOT.

2. ALL PENETRATIONS OF ASSEMBLIES EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE SEALED WITH FOAM SEALANT OR EQUIVALENT SEALER TO PROVIDE ZERO AIR INFILTRATION. COORDINATE WITH FIRE STOPPING REQUIREMENTS.

3. NO COMPONENT OF ANY SYSTEM SHALL RUN THROUGH THE STAIR ENCLOSURE THAT DOES NOT RELATE TO OR SERVE THE STAIR ENCLOSURE.

INSULATION NOTES

THE FOLLOWING SYSTEMS SHALL BE INSULATED.
DUCT LINER SHALL BE CLOSED CELL TYPE, GERM PROOF

IECC 2015 REQUIREMENTS:

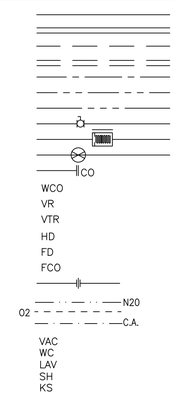
1. DOMESTIC HOT WATER MAINS AND BRANCHES: PIPING < 1" REQUIRES 1" INSULATION

GENERAL INSULATION REQUIREMENTS:

CW PIPING: ½" INSULATION

PIPING MATERIAL NOTES

SANITARY AND VENT:	BELOW GROUND: SWCI WITH PUSH ON JOINTS. ABOVE GROUND: SWCI WITH HUSKY 4-BAND CLAMPS
WATER PIPING:	TYPE "L" COPPER WITH 95-5 SOLDER JOINTS
GAS PIPING:	SCHEDULE 40 ER/ERW BLACK STEEL WITH THREADED JOINTS OR WELDED.
COMPRESSED AIR:	TYPE "L" COPPER WITH BRAZED JOINTS
02:	TYPE "L" COPPER WITH BRAZED JOINTS
N20:	TYPE "L" COPPER WITH BRAZED JOINTS
VACUUM:	SCHED. 40 PVC WITH SOLVENT JOINTS
R.O.	ZURN PEX CR



	SANITARY ABOVE FLOOR
	SANITARY UNDER FLOOR
	VENT
	VENT BURIED
	COLD WATER
	HOT WATER
	HOT WATER CIRCULATION
	SHUT OFF VALVE
	CHECK VALVE
	FLOOR CLEANOUT
	CLEANOUT
WCO	WALL CLEANOUT
VR	VENT RISER
VTR	VENT THRU ROOF
HD	HUB DRAIN
FD	FLOOR DRAIN
FCO	FLOOR CLEANOUT
	UNION
	NITROUS OXIDE PIPING
	OXYGEN PIPING
	COMPRESSED AIR PIPING
VAC	VACUUM PIPING
WC	WATER CLOSET
LAV	LAVATORY SINK
SH	SHOWER
KS	KITCHEN SINK

– PLUMBING LEGEND N.T.S.

PLUMBING SPECIFICATION

A. SCOPE OF WORK

1. SANITARY WASTE AND VENT PIPING SYSTEM.
2. CONNECTION TO EXISTING SANITARY.
3. PLUMBING FIXTURES & WATER HEATER.
4. PIPING, VALVES, AND FITTINGS.
5. INSULATION.
6. PERMITS
7. ALL CORE DRILLING AND PATCHING.

B. MATERIALS

1. SEE MATERIAL NOTES
2. INSULATE ALL HOT AND COLD WATER PIPING WITH 1" FIBERGLASS INSULATION WITH ALL SERVICE JACKET.
3. OWNER TO PROVIDE PLUMBING FIXTURE SPECIFICATION

C. EXECUTION

1. PRIOR TO BIDDING THE JOB CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY EXISTING CONDITIONS. REPORT ADVERSE CONDITIONS IN WRITING TO ARCHITECT.
2. ALL PLUMBING WORK SHALL COMPLY TO STATE AND LOCAL CODE REQUIREMENTS.
3. PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.
4. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR THE PROPER AND COMPLETE INSTALLATION OF ALL PLUMBING WORK SHOWN ON THE DRAWING.
5. ALL NEW WASTE AND VENT PIPING SHALL BE APPROVED BY LOCAL INSPECTOR.
6. GUARANTEE ALL WORK AND MATERIAL FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

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No.	Description	Date
00	Issue for Permit	01/30/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MOHAMMED ZADE
No. 27233
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino
DRAWN BY

SCALE

1306/ 1308_MASS_AVE
PROJECT #

1306/ 1308_MASS_AVE
FILE NAME

Revisions

00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE

PLUMBING NOTES & DETAILS

DRAWING NUMBER

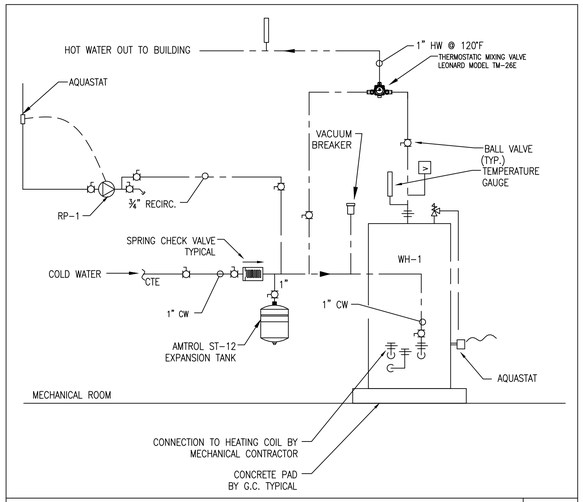
P-201

SCHEDULE OF CIRCULATOR PUMP

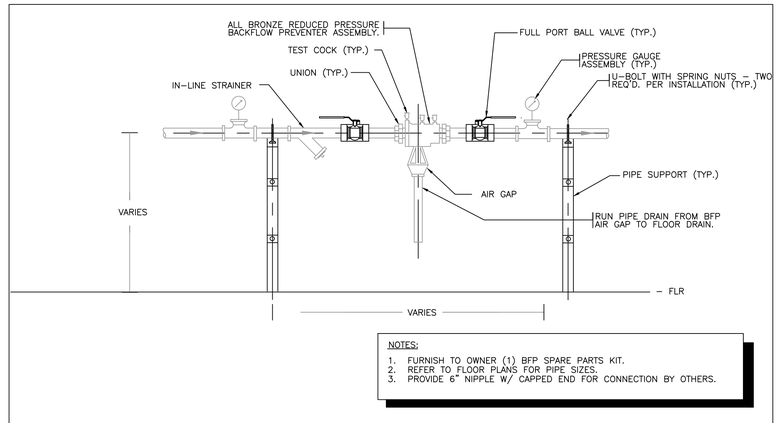
DESIGNATION	NAME	LOCATION	DESCRIPTION
RP-1	RECIRCULATION PUMP	MECHANICAL ROOM	PROVIDE GRUNDFOS UP-15-55 SFC/SUC SET AT 3 GPM @ 12' OF HEAD, WITH TIMER, INTEGRAL CHECK VALVE, AQUASTAT, LINE CORD. 115V,1ø

SCHEDULE OF WATER HEATER

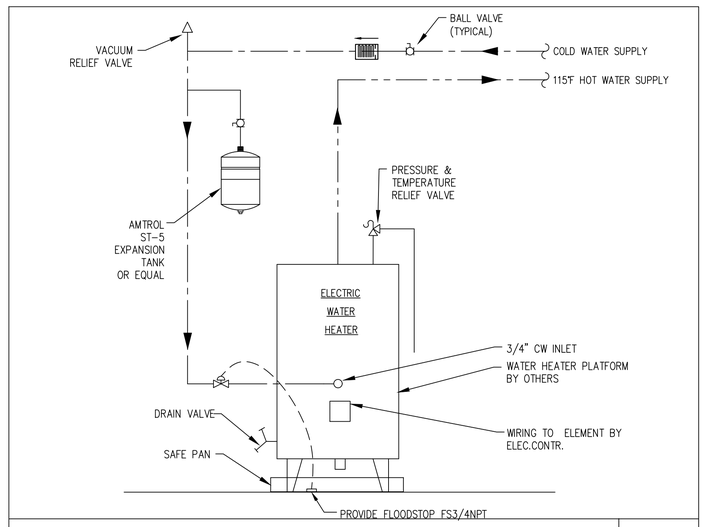
DESIGNATION	NAME	LOCATION	DESCRIPTION
GWH-1	WATER HEATER	MECHANICAL ROOM	PROVIDE NAVIEN GAS FIRED WATER HEATER NPE-240A 200 MBH. 120/1 RUN (2)3" FLUES THROUGH ROOF
EWH-1	WATER HEATER	MECH. CLOSET	RHEEM ELECTRIC WATER HEATER, MODEL PROE20 S2 RH 20 GAL. CAPACITY, 1.5 KW, 120V/1ø, .93 EF, 7 GPH @80°F RISE RECOVERY



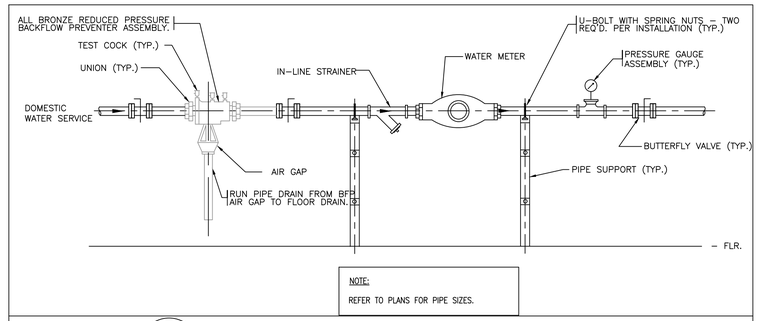
HOT WATER PIPING DIAGRAM | N.T.S.



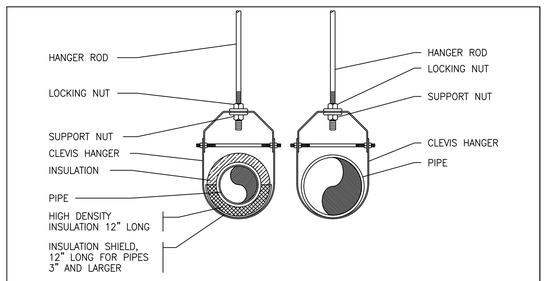
B P-1 REDUCED PRESSURE BACKFLOW PREVENTER PIPING DETAIL
NOT TO SCALE



ELECTRIC WATER HEATING PIPING DETAIL | N.T.S.



D P-1 DOMESTIC WATER SERVICE PIPING DETAIL
NOT TO SCALE



PIPE HANGER INSTALLATION DETAIL | N.T.S.

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

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No.	Description	Date
00	Issue for Permit	01/30/2023

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DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MOHAMMED ZADE
No. 22233
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino
DRAWN BY

SCALE

1306/ 1308_MASS_AVE
PROJECT #

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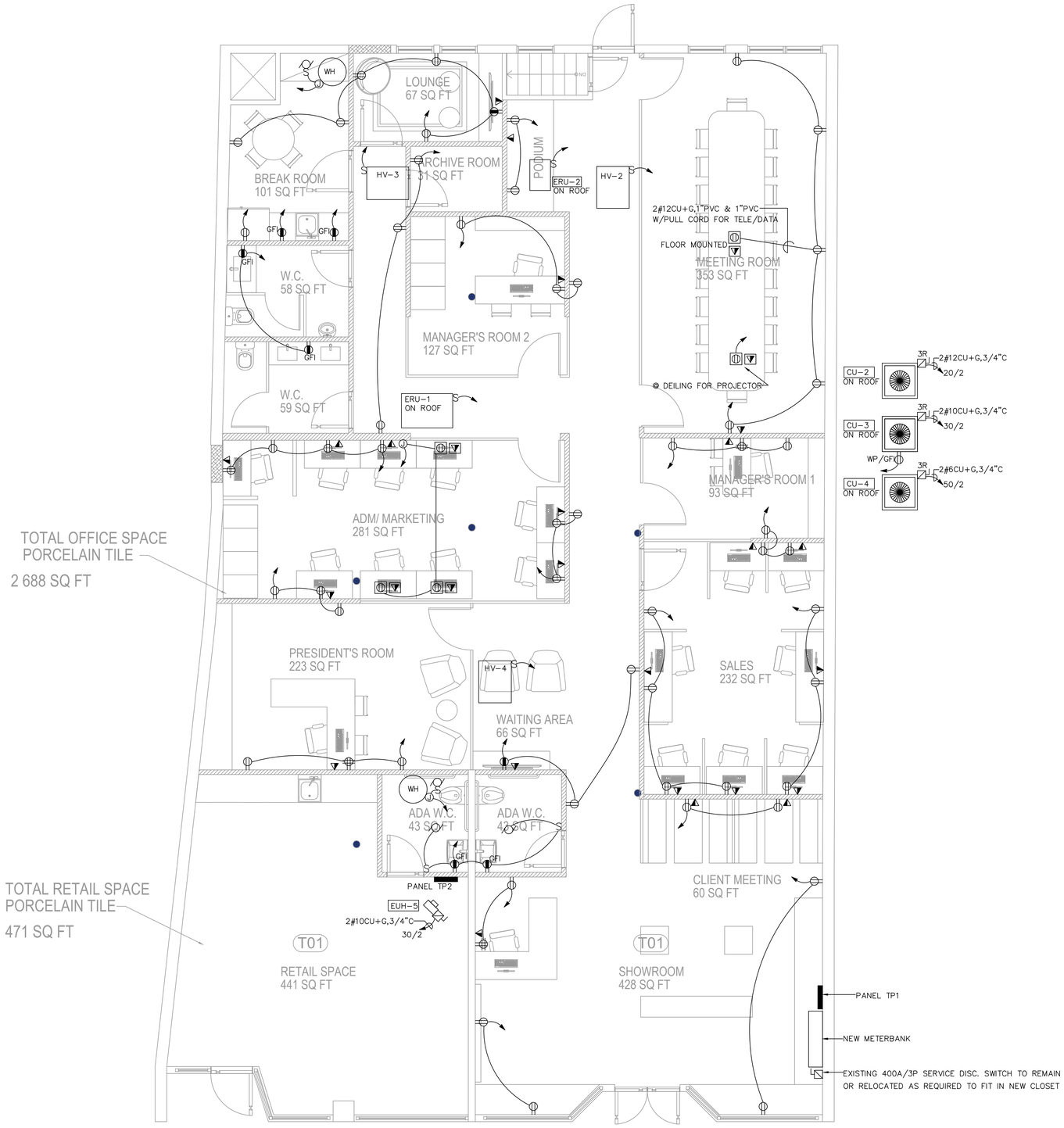
00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE

PLUMBING SCHEDULES & DETAILS

DRAWING NUMBER

P-202



RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

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PROJECT TEAM

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No.	Description	Date
00	Issue for Permit	01/30/2023

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DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MUZAFFER MUCTEHITZADE
ELECTRICAL
No. 32578
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

	Nathalia Quirino
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

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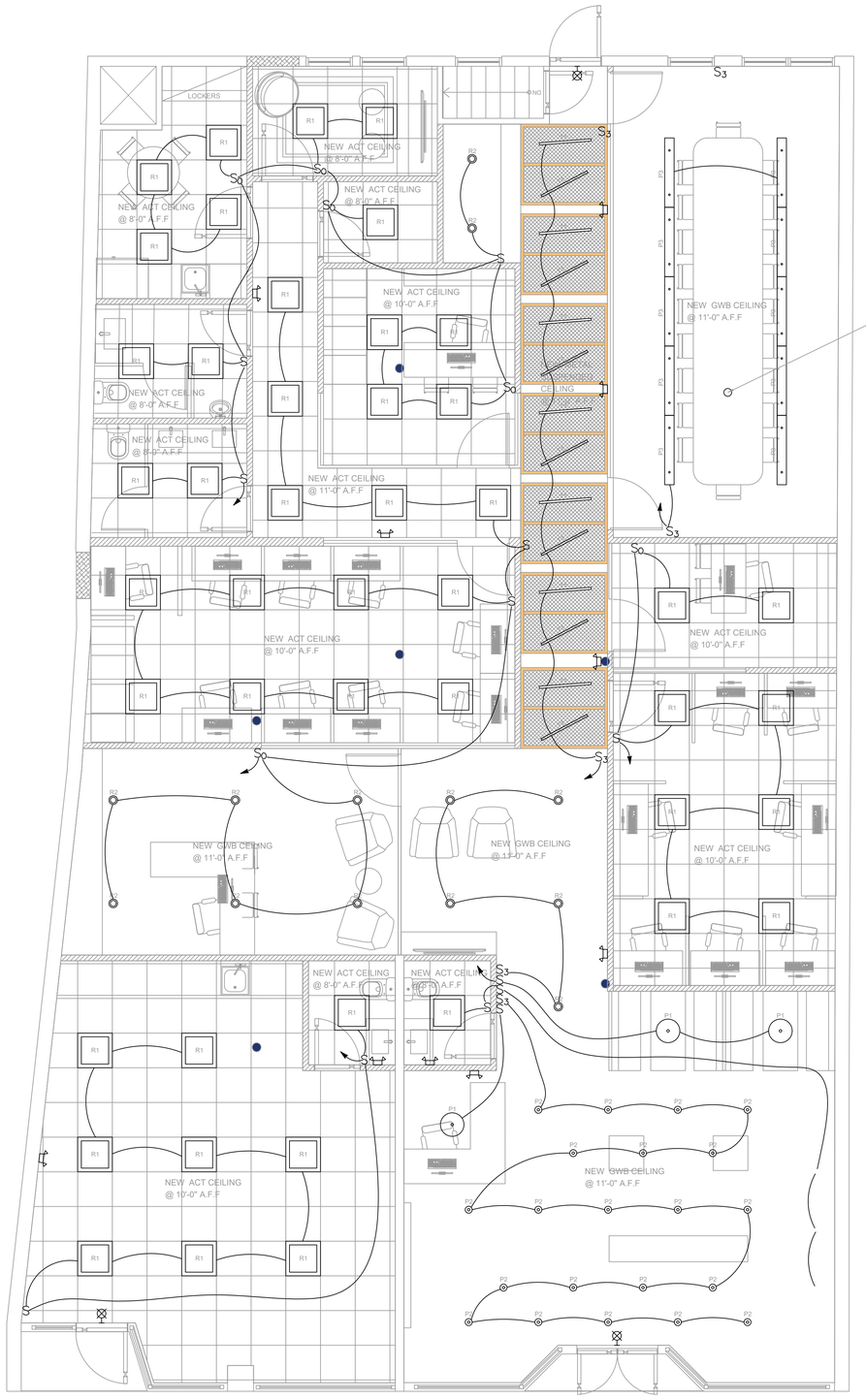
00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE

POWER FLOOR PLAN

DRAWING NUMBER

E-100



LIGHTING SCHEDULE

NO.	ROOM NAME	TYPE	MANUFACTURER	MATERIAL SPEC.	SIZE	LAMP	MATERIAL/ COLOR
R1	MULTIPLE	RECESSED LIGHT	HOMEDEPOT	ALUMINIUM	24" X 24"	LED 3000K	WHITE
R2	PRESIDENT'S/ MEETING/ WAITING	RECESSED LIGHT	HOMEDEPOT	ALUMINIUM	DIAMETER: 6"	LED 3000K/ 5500LM	WHITE
R3	SHOWROOM	RECESSED LIGHT	HOMEDEPOT	ALUMINIUM	DIAMETER: 4"	LED 3000K	BLACK
P1	SHOWROOM	PENDANT-URBAN PLANT MEDIUM	SHADESOFLIGHT	METAL/ GLASS	17" (H) x 14" (W) x 14"(D)	-	BLACK
P2	SHOWROOM	E27 MINI PENDANT LIGHT - BULB	LUMENS	SILICONE RUBBER/PLASTIC/PVC	9" (H) x 5" (W) x 5" (D)	LED 2500K	ORANGE
P3	MEETING ROOM	12100-66-P LINEAR LED PENDANT	ALCON LIGHTING	ALUMINIUM	48" (W) x 6" (D)	LED 3000K	ORANGE
T1	CORRIDOR	LED TUBE LIGHT T12"-36"	HOMEDEPOT	ALUMINIUM	36" (W)	LED 3000K	WHITE

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP	DESCRIPTION
R1			120	LED	2X2 RECESSED
R2			120	LED	RECESSED DOWN LIGHT
R3			120	LED	RECESSED WALL WASHER DOWN LIGHT
P1			120	LED	PENDANT MOUNTED
P2			120	LED	PENDANT MOUNTED
P3			120	LED	4' LINEAR PENDANT
⊠	EMERGI-LITE	LEDPXN1/2R	120	–	EXIT SIGN WITH BUILT-IN BATTERY
⌓	EMERGI-LITE	PRO2VM	120	–	EMERGENCY LIGHT W/ BUILT-IN BATTERY

SEE ARCHITECTURAL PLANS FOR DETAIL LIGHT FIXTURE SCHEDULE. EC SHALL OBTAIN LATEST LIGHT FIXTURE SPECIFICATION FROM ARCHITECT.

CEILING PLAN LEGEND

	NEW GWB CEILING.
	NEW ACT CEILING TILE.
	NEW METAL SUSPENDED CEILING 5'-0" X 4'-8".
R1	RECESSED LED 24".
R2	RECESSED LED 6".
P4	RECESSED LED 4" INSTALLED IN THE WOODWORK.
P1	PENDENT.
P2	BULB PENDENT LIGHTING.
P3	LINEAR PENDENT.
T1	LED TUBE LIGHT T12-36".

EXACT LOCATION AND TYPES OF ALL LIGHTING FIXTURES, MOUNTING HEIGHTS AND MOUNTING DETAILS SHALL BE COORDINATED WITH ARCHITECTURAL REFLECTED CEILING PLANS AND ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO ANY WORK DONE. OBTAIN LATEST COPY OF THE CEILING PLAN FROM ARCHITECT PRIOR TO ANY WORK DONE.

TO MEET IECC CONTRACTOR SHALL PROVIDE IN EACH SPACE (EXCEPT CORRIDORS, BATHROOMS AND UTILITY/MECHANICAL ROOMS), CEILING MOUNTED OCCUPANCY SENSOR OR SWITCH WITH BUILT-IN OCCUPANCY SENSOR AS SHOWN TO CONTROL LIGHTS IN THE SPACE. INSTALL SELF CONTAINED TYPE OR RELAY TYPE CEILING MOUNT SENSORS AS REQUIRED TO MATCH LOAD AND VOLTAGE CHARACTERISTICS. LOCATE SENSOR IN CEILING AWAY FROM THE DOOR NOT TO PICK UP NUICANCE ACTIVATION.

IN AREAS WHERE FIXTURES ARE MOUNTED INTO INSULATED CEILINGS, THIS CONTRACTOR SHALL PROVIDE HOODS, 3" LARGER THAN FIXTURES TO KEEP INSULATION AWAY FROM THE FIXTURES AND TO MAINTAIN INSULATION INTEGRITY OF THE CEILING, SEE ARCHITECTURAL DRAWINGS FOR AREAS WHERE THESE HOODS MAY BE REQUIRED.

UNLESS NOTED OTHERWISE ALL WIRING SHALL BE #12AWG, Cu, AND FED FROM PANEL L2E VIA 20A/1P C.B. CIRCUITS LONGER THAN 100FT SHALL BE #10 CU

NO EXPOSED WIRING IS ALLOWED, ALL CONCEALED WIRING SHALL BE IN "MC" ALL WIRING IN BLOCK WALLS SHALL BE CONCEALED, RUN IN CONDUIT.

COORDINATE LOCATION OF SURFACE MOUNTED LIGHT FIXTURES WITH SPRINKLER CONTRACTOR PRIOR TO ANY INSTALLATION

CONNECT ALL EXIT SIGNS AND EMERGENCY BATTERIES TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY CONTROLS TYPICAL FOR ALL AREAS

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023

ZADE ENGINEERING LLC
CONSULTING ENGINEERS
1 BILLINGS ROAD STE 306, QUINCY, MA 02171
TEL (617) 338-4406
FAX (617) 451-2540
E-MAIL zade@zadeengineering.com

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MUZAFFER MUCTEHITZADE
ELECTRICAL
No. 32575
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino
DRAWN BY

SCALE

1306/ 1308_MASS_AVE
PROJECT #

1306/ 1308_MASS_AVE
FILE NAME

Revisions

00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE

LIGHTING FLOOR PLAN

DRAWING NUMBER

E-200

ELECTRICAL SPECIFICATIONS

1.1 General

A. The General Conditions and Drawings issued for this Project shall be considered as part of the Electrical Specifications.
B. The term "This Contractor" as used under this Section and wherever used on the Drawings shall mean the Electrical Contractor.

1.2 Scope of Work

A. The work under this Specification includes the furnishing of all labor and material as specified herein and as shown on the Drawings necessary to install a complete and ready for operation. Manufacturer's catalogue numbers are shown for reference purposes only. They are meant to provide a general des-cription of the design and quality of materials required. Equivalent products by other manufacturers will be considered.

1.3 Codes and Specifications

A. The work shall be conducted in accordance with the latest rules and regulations of the State of MASSACHUSETTS and the local codes as most recently issued, OSHA codes, National Electrical Codes and NFPA.
B. All exposed wiring shall be in electric metallic tubing. All concealed wiring shall be in accordance with local codes.
C. All branch circuit conductors shall be copper, minimum #12 AWG size THHN or THWH as required, 600V rated.
D. All feeder conductors shall be copper, AWG size as noted XHHW insulation, 600V.

1.4 Coordination of Work

A. The Contractor shall schedule and coordinate his work with all trades involved to insure proper installation and operation.
B. The Contract Drawings are diagrammatic only and indicate the extent, general locations and arrangement of the piping and wiring of equipment. The exact locations shall be coordinated with Architectural Drawings and Documents of other trades.
C. This Contractor shall verify fixture mounting and location against plans, elevations and detail drawings. Exact location of all fixtures shall be confirmed with owner's representative prior to rough-in.
D. Submit Shop Drawings and product data within thirty (30) days after award of the Contract. Check, stamp and mark with project name submittals before transmitting to Architect. Indicate deviations from Contract Documents.
E. This Contractor shall give notices, file plans, obtain permits and licenses, pay fees and back charges, and obtain the necessary approvals from authorities that have jurisdiction.
F. Material and equipment shall be UL, ASME and AGA approved for intended service.
G. Guarantee work in writing for one year from date of final acceptance. Repair or replace defective materials or installation at no cost to Owner. Correct damage caused in making necessary repairs and replacements under guarantee at no cost to the Owner.
H. Submit guarantee to Architect before final payment.

LOCATION OF ALL MECHANICAL EQUIPMENTS AND ELECTRICAL CHARACTERISTICS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR PRIOR TO ANY WORK DONE. ALL EQUIPMENT RELATING TO MECHANICAL COMPONENTS SHALL BE ORDERED ONLY AFTER THE APPROVAL OF MECHANICAL EQUIPMENT SHOP DRAWINGS

UNLESS NOTED OTHERWISE ALL WIRING SHALL BE #12AWG, Cu, AND FED FROM PANEL PP VIA 20A/1P C.B. CIRCUITS LONGER THAN 100FT SHALL BE #10 CU

NO EXPOSED WIRING IS ALLOWED,
ALL CONCEALED WIRING SHALL BE IN "MC".
ALL WIRING IN BLOCK WALLS SHALL BE CONCEALED, RUN IN CONDUIT.

WIRING IN ALL EXPOSED AREAS SHALL BE IN METALLIC RACEWAYS AS WIREMOLD OR EQUAL. RACEWAYS SHALL BE PAINTED AS DIRECTED BY THE ARCHITECT. SURFACE RACEWAYS SHALL CLOSELY FOLLOW THE SURFACE AND WRAP AROUND THE BEAMS AS REQUIRED. PRIOR TO ANY INSTALLATION, SUBMIT LAYOUT SKETCH INDICATING PROPOSED ROUTING FOR APPROVAL. ARCHITECT HAS THE RIGHT TO MODIFY OR CHANGE LAYOUT AS NEEDED. ANY CHANGES PRIOR TO ANY INSTALLATION SHALL BE AT NO CHANGE TO CONTRACT PRICE.

▼ : INDICATES TELEPHONE OUTLET WITH CAT 5 TEL JACK. E.C. SHALL WIRE EACH OUTLET HOME RUN 4 PAIR CAT 6 CLP FOR TELEPHONE TO TELEPHONE TERMINATION BOARD. TERMINATE AT PUNCH DOWN BLOCKS. ALL WIRING AND TERMINATION'S SHALL BE PER CAT 6 SPECIFICATIONS, ALL WIRES SHALL BE PROPERLY LABELED AND RINGED OUT. KEEP WIRES MINIMUM 18" FROM POWER FEEDS AND FIXTURE BALLASTS

DEMOLITION NOTES

1. Electrical contractor shall be responsible for all electrical demolition, removal and disposal of hazardous and non-hazardous material complete. To identify the scope of demolition, prior to bidding, electrical contractor shall visit the site and make himself familiar with the site conditions, scope of systems to be demolished,.

2. In general demolition work is shown on Architectural Demolition Floor Plans. Electrical Contractor shall be responsible for complete removal of all wiring and raceways for the parts of the system which rendered obsolete by this renovation.

3. Major Demolition components are as follows:
a. Removal of complete or partial lighting fixtures.
b. Removal of emergency lighting fixtures for demolition or re-location
c. Removal of fire alarm devices for demolition or re-location
d. Removal of all exposed wiring for the above listed systems.

4. Pay maximum attention not to damage any remaining system and wiring in the space. Coordinate demolition work with the work of other disciplines.

5. Maintain power to all remaining devices. If needed re-e outlets to nearest receptacle circuit.

6. Provide plastic bags for all fixtures with open reflectors to prevent dusting during demolition.

7. All circuits passing through the new openings for the new windows or doors shall be re-routed as needed.

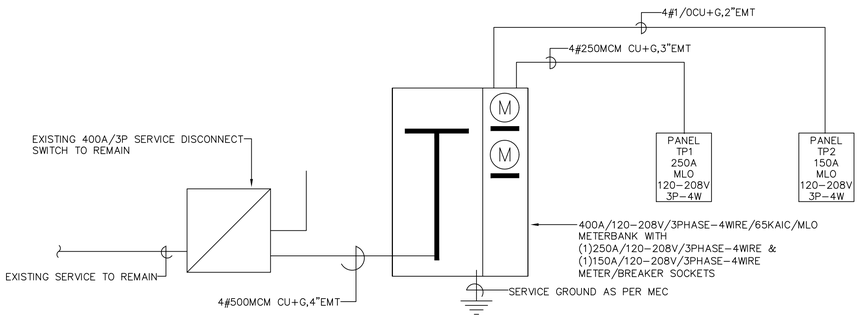
8. Any existing equipment which is to remain and made "dead" by removal on an adjacent device shall be fed from the nearest source.

9. The procedure involved in the removal of equipment and materials shall not cause any weakening of existing structure members or bearing walls, equipment and materials removed from walls scheduled to remain, shall be accomplished with minimal damage to said walls.

10. Removal of all existing obsolete Tel/Data wiring throughout the space. Prior to ant demolition contractor shall confirm existing Tel/Data wiring not to damage any active lines. Contractor or his subcontractor shall be responsible for such identification.

SYMBOL LIST

- CEILING MOUNTED LIGHT FIXTURE.
- WALL MOUNTED LIGHT FIXTURE.
- 2'X2' OR 2'X4' FLUORESCENT LIGHT FIXTURE.
- 1'x4' FLUORESCENT WALL/CEILING MOUNTED LIGHT FIXTURE.
- S — SINGLE POLE LIGHT SWITCH
- S_3 — THREE-WAY LIGHT SWITCHES
- S_D — DIMMER SWITCH MINIMUM 1000W OR AS REQUIRED PER CIRCUIT
- DUPLEX RECEPTACLE, 120V,18" AFF.
- GFI — DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER 8" ABOVE COUNTER TO ℄
- 120V DOUBLE DUPLEX CONVENIENCE RECEPTACLE
- DUPLEX RECEPTACLE ABOVE COUNTER, 8" ABOVE COUNTER TO ℄
- W — TELEPHONE JACK COMPLETE W/JACK AND COVER, ('W' WALL MOUNTED @ 4'-0" A.F.F)
- TELE/DATA OUTLETS, COMPLETE W/JACK AND COVER, HEIGHT AT 18" TO C AFF.
- TV — CABLE TV OUTLET, COMPLETE W/JACK AND COVER, HEIGHT AT 18" TO ℄ AFF.
- MOTOR
- 3R — FUSED DISCONNECT SWITCH, (3R RAIN-PROOF).
- STARTER
- (S) — SYSTEM TYPE SMOKE DETECTOR
- $(S)_D$ — DUCT SMOKE DETECTOR W/REMOTE TEST SWITCH
- (H) — HEAT DETECTOR
- F — FIRE ALARM PULL AND A/V DEVICE
- F — FIRE ALARM PULL STATION CENTERLINE 4'-0" AFF
- F — FIRE ALARM AUDIO/VISUAL UNIT. MTD. @ 6'-8" AFF
- L — FIRE ALARM LIGHT. MTD. @ 6'-8" AFF
- TYPICAL WIRING, DIAGONAL LINES INDICATES QUANTITY OF CONDUCTORS.
- HOMERUN TO PANEL WITH CONDUCTOR.(HOT, NEUTRAL, GROUND)
- (J) — JUNCTION BOX
- LIGHTING & POWER PANEL, RECESSED
- FACP — FIRE ALARM CONTROL PANEL
- ANN — FIRE ALARM ANNUNCIATOR
- TS — TAMPER SWITCH
- FS — FLOW SWITCH
- RACEWAY CONCEALED IN CEILING, PLENUM OR WALLS
- RACEWAY CONCEALED IN SLAB (FLOOR)
- UNIVERSAL MOUNTING EXIT SIGN (DOUBLE FACED), ARROWS AS INDICATED.
- EMERGENCY LIGHT WITH BUILT-IN BATTERY.
- MS — OCCUPANCY SENSOR
- 208V RECEPTACLE. AMP AND PHASE AS SHOWN



POWER RISER DIAGRAM

NTS

PANEL SCHEDULE

ITEM	VOLT/PHASE/WIRE	MLO	MCB	CIRC	F: Flush S: Surf.	P: Plug B: Bolt	BRANCH BREAKERS SPR=SPARE SPC=SPACE
PANEL TP1	120-208/3/4	250	–	42	S	B	(1)50/2, (1)30/2, (1)20/2, (36)20/1
PANEL TP2	120-208/3/4	150	–	42	S	B	(1)30/2, (30)20/1

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	01/30/2023

ZADE ENGINEERING LLC
CONSULTING ENGINEERS
1 BILLINGS ROAD STE 306, QUINCY, MA 02171
TEL (617) 338-4406
FAX (617) 451-2540
E-MAIL zade@zadeengineering.com

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MUZAFFER MUCTEDI-ZADE
ELECTRICAL
No. 32575
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino	
SCALE	DRAWN BY
1306/ 1308_MASS_AVE	1306/ 1308_MASS_AVE
PROJECT #	FILE NAME

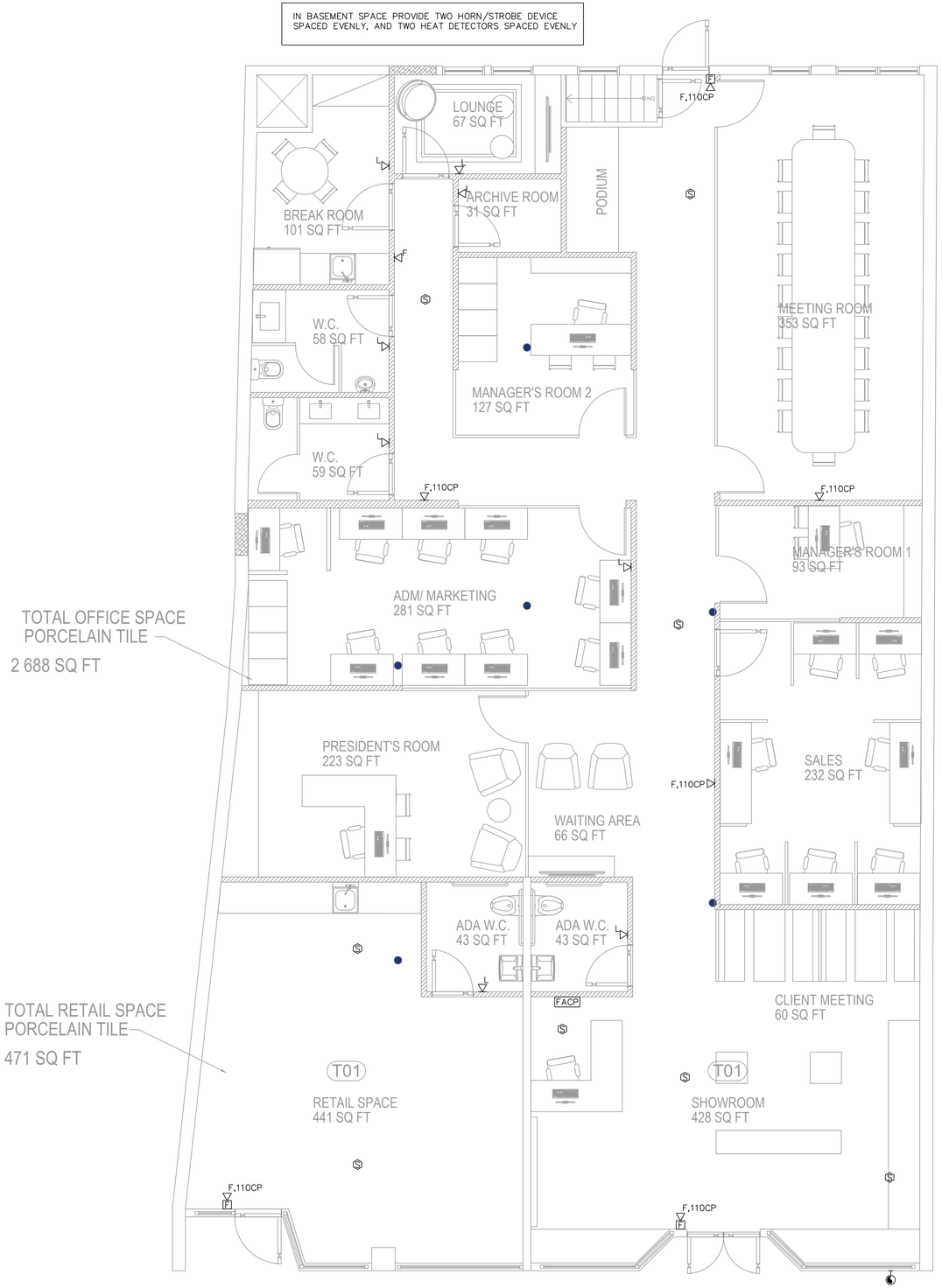
Revisions

00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE
ELECTRICAL NOTES

DRAWING NUMBER
E-300

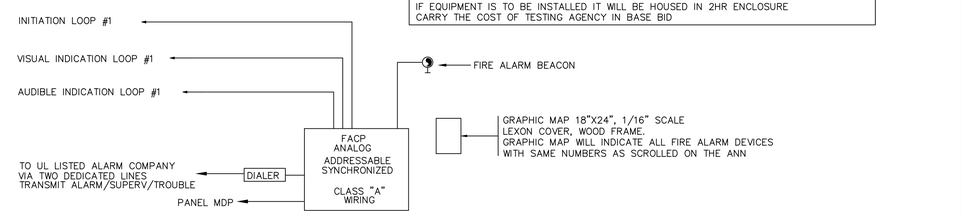
IN BASEMENT SPACE PROVIDE TWO HORN/STROBE DEVICE SPACED EVENLY, AND TWO HEAT DETECTORS SPACED EVENLY



SYMBOL LIST

S	SYSTEM TYPE SMOKE DETECTOR
S_D	DUCT SMOKE DETECTOR W/REMOTE TEST SWITCH
H	HEAT DETECTOR
F	FIRE ALARM PULL AND A/V DEVICE
F	FIRE ALARM PULL STATION CENTERLINE 4'–0" AFF
F	FIRE ALARM AUDIO/VISUAL UNIT. MTD. @ 6'–8" AFF
L	FIRE ALARM LIGHT. MTD. @ 6'–8" AFF
←	HOMERUN TO PANEL WITH CONDUCTOR.(HOT, NEUTRAL, GROUND)
FAB	FIRE ALARM POWER BOOSTER
FACP	FIRE ALARM CONTROL PANEL

CARRY THE COST OF BDA SYSTEM AS DEDUCT ALTERNATE BUT MINIMUM PROVIDE ALL NECESSARY STRUCTURE AND RACEWAYS TO BE ABLE TO INSTALL BDA SYSTEM PER IBC 915.2&3 UPON COMPLETION OF THE BUILDING EMPLOY A THIRD PARTY TESTING AGENCY TO ESTABLISH THE NEED TO INSTALL HEAD END EQUIPMENT OF A BDA SYSTEM TO MEET EMERGENCY SERVICES COMMUNICATION NEEDS AS TO BE DETERMINED BY THE FD.
PROVIDE ADD ALTERNATE COST FOR ALL HARDWARE COMPONENTS AND INSTALLATION.
RUN CONDUITS IN 2HR RATED ENCLOSURE.
IF EQUIPMENT IS TO BE INSTALLED IT WILL BE HOUSED IN 2HR ENCLOSURE
CARRY THE COST OF TESTING AGENCY IN BASE BID



NOTES

SEE FLOOR PLANS FOR DETECTOR TYPES AND LOCATIONS AND QUANTITIES.
PROVIDE BATTERY CALCULATIONS AND ONE LINE WIRING DIAGRAM
PROVIDE RADIO SIGNAL COVERAGE THROUGHOUT BUILDING AS REQUIRED PER 915.2&3
PROVIDE TIER 2 DRAWINGS WITH COMPLETE WIRING DIAGRAMS AND DEVICE ADDRESSES AS REQUIRED FOR FIRE DEPARTMENT APPLICATION
PROVIDE POWER BOOSTERS AS REQUIRED, PROVIDE SMOKE DETECTOR AT EACH BOOSTER LOCATION AND FACP LOCATION

SEQUENCE OF OPERATION

UPON ACTIVATION OF ANY FIRE DETECTOR OR MANUAL PULL STATION
–FIRE ALARM PANEL WILL TRIP AND CALL FIRE DEPARTMENT
–ALL AUDIO DEVICES WILL INITIATE ALARM SIGNAL TO ALERT ALL OCCUPANTS FOR ALARM CONDITION IN THE BUILDING FOR FULL EVACUATION.
–ALL VISUAL DEVICES WILL ACTIVATE, THEY SHALL BE SYNCHRONIZED TYPE.

FIRE ALARM SYSTEM RISER DIAGRAM

RISE ARCHITECTURE

PROJECT NAME

INTERIOR RENOVATION
1306-1308 MASSACHUSETTS AVE,
ARLINGTON, MA 02476.

CLIENT

RB FARINA ROOFING

PROJECT TEAM

Designer
Nathália Quirino
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No.	Description	Date
00	Issue for Permit	01/30/2023

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
MUZAFFER NURETTIN ZADE
ELECTRICAL
No. 32579
REGISTERED PROFESSIONAL ENGINEER

May 25,2023
DATE OF ISSUE

DESCRIPTION

Nathalia Quirino
SCALE | DRAWN BY

1306/ 1308_MASS_AVE | 1306/ 1308_MASS_AVE
PROJECT # | FILE NAME

Revisions

00	Issue for Permit	01/30/2023
01	Issue for Permit	03/15/2023

DRAWING TITLE

FIRE ALARM FLOOR PLAN & DETAILS

DRAWING NUMBER

FA-100

Town of Arlington, Massachusetts

Public Hearing: Docket #3759, 355 Massachusetts Avenue

Summary:

8:00 pm Notice is herewith given that an application has been filed on July 18, 2023, by Matt DeMello, DeMello Fine Building and Woodworking, 355 Massachusetts Avenue, Arlington, MA, to open Special Permit Docket #3759 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to remodel the interior and exterior of a multi-use building located at 355 Massachusetts Avenue, Arlington, MA, in the B1 Neighborhood Office District. The opening of the Special Permit is to allow the Board to review and approve the changes to the exterior under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	REVISED_EDR_Filing_Document_355_MASS_AVE_-_reduced_size.pdf	Docket #3759 Special Permit Application
🗋	Reference Material	EDR_Public_Hearing_Memo_Docket_#3759_355_Mass_Ave.pdf	Docket #3759 EDR Public Hearing Memo 355 Mass Ave

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

Application Cover Sheet (project and property information, applicant information)

Dimensional and Parking Information Form (see attached)

Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

Proposed landscaping *(may be incorporated into site plan)*

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

Plans for sign permits, if signage is an element of development proposal

Stormwater management plan

(for stormwater management during construction for projects with new construction)

SketchUp Compatible Model, if required

Application fee

(See Rule 12 of the ARB Rules and Regulations for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: _____

_____ Special Permit Granted Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Special Permit filing Date: _____

OLSON LEWIS + ARCHITECTS

July 14, 2023

RE : RENOVATIONS TO 355 MASS AVE IN ARLINGTON MA
ENVIRONMENTAL DESIGN REVIEW CHECKLIST EXPLANTION

Below is a list of the reasons/explanations for items that are unchecked.

- Vehicle, Bicycle, & Service:
  The proposed renovations are to an existing private residence, therefore there is no change to the vehicle, bicycle, and service parking.

- Sustainable Building and Site Design:
  There is no solar energy system design for the house because it is an existing structure.
  We will use energy star appliances and mechanical systems.
  We will increase the insulation to the current energy codes, greatly reducing heat and cooling loads.

- Proposed Landscape:
  The existing landscape will remain as is.

- Plans for sign permits:
  No new signage is being proposed

- Stormwater management:
  The planned renovations do not substantially increase the surface area of the existing structure. Gutters will be installed to direct water on site.

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 355 Mass Ave, Arlington MA

   Assessors Block Plan, Block, Lot No. 355 Zoning District B1

2. Deed recorded in the Registry of deeds, Book 817, Page 112.

   -or- registered in Land Registration Office, Cert. No. 22302, in Book _____, Page _____.

3. Present Use of Property (include # of dwelling units, if any)

   Office Space, with owner occupied unit above.

4. Proposed Use of Property (include # of dwelling units, if any)

   No change in use is proposed

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:

   Name of Applicant(s) Matt DeMello

   Organization DeMello Fine Building and Woodworking

   Address 355 Mass Ave (Street), Arlington, MA 0274 (City, State, Zip)

   Phone 781-298-5686 Email d.demellofbw@gmail.com

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

   ☒ Property owner ☐ Purchaser by land contract

   ☐ Purchaser by option or purchase agreement ☐ Lessee/tenant

3. **Property Owner** ☐ Check here if applicant is also property owner

   Identify the person or organization that owns the subject property:

   Name: Sarah Courtney Title: Dr.

   Organization: _____ Phone: _____

   Address 355 Mass Ave (Street), Arlington, MA 02474 (City, State, Zip)

   Phone 617-872-7023 Email scourt3@gmail.com

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name: Seth Morrissey Title: Architect

Organization: Olson Lewis + Architect Phone: 06/27/2023

Address 17 Elm Street, Manchester, MA 01944

Street City, State, Zip

Phone 978-406-1266 Email morrissey@olsonlewis.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

3.4	Environmental Design Review

section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s) title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that Sarah Courtney is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 355 Mass Ave, Arlington MA which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

42 Park Ave, Cambridge MA 02138 617.872.7023

Address Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 355 Mass Ave

Zoning District: B1

Applicant: Sarah Courtney

Address: 355 Mass Ave.

Present Use/Occupancy: No. of Dwelling Units:
B1 - Owner occupied dwelling unit and office

Uses and their gross square feet:
Dwelling Unit: 1,760 / Business: 1,693

Proposed Use/Occupancy: No. of Dwelling Units:
B1 - Owner occupied dwelling unit and office

Uses and their gross square feet:
Dwelling Unit: 2,734 / Business: 1,693

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size		9,356 SF	9,356 SF	min. 5,000 SF
Frontage		88.1'	88.1'	min. 50'
Floor Area Ratio[1]		36%	50%	max. 75%
Lot Coverage (%), where applicable		NA	NA	max. NA
Lot Area per Dwelling Unit (sf)		7,356	7,356	min. 2,500
Front Yard Depth (feet)		26	26	min. 20
Side Yard Width (feet)	right side	16	16	min. 10
	left side	13.6	13.6	min. 10
Rear Yard Depth (feet)		21.7	21.7	min. 20
Height	stories	2 1/2	3	stories[2] 3
	feet	35	35	feet 35
Open Space (% of G.F.A.)[3]				min. 1,328
	Landscaped (sf)	3,887	3,887	(sf) 443
	Usable (sf)	1,340	1,340	(sf) 885
Parking Spaces (#)[4]				min. 1
Parking Area Setbacks (feet) *(where applicable)*				min.
Loading Spaces (#)				min. 0
Bicycle Parking[5]	short term	NA	NA	min. 0
	long term	NA	NA	min. 0

[1] FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.
[2] Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.
[3] Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.
[4] See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.
[5] See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

OLSON LEWIS + ARCHITECTS

June 26, 2023

RE : RENOVATIONS TO 355 MASS AVE IN ARLINGTON MA
ENVIRONMENTAL DESIGN REVIEW IMPACT STATEMENT

A. Preservation of landscape.
The existing landscape will be remaining as is.

B. Relation of Buildings to Environment.
The existing foot print will remain the same, with the expectation of a new rear entry porch. The modifications to the existing massing are intended to simplify the existing massing to help fit in the existing character of the neighborhood. The existing porch will receive a new roof to fit within the existing character of the neighborhood. New dormers will be added on the third floor for additional living space.

C. Open Space.
The proposed plan does not change the amount of open space on the existing lot.

D. Circulation.
The existing building has four entrance points. Two for the business on the first floor and two for the dwelling unit on the 2nd and 3rd floor. In the proposed renovations, the entrances will remain in the same locations with new doors.
The parking area on the site as drawn can accommodate five vehicles.

E. Surface Water Drainage.
The planned renovations do not substantially increase the surface area of the existing structure. Gutters will be installed to direct water on site.

F. Utility Service.
These are existing and will be a combination of above and underground services.

G. Advertising Features.
The business on the first floor has existing signage that will remain as is.

H. Special Features.
No special features are being proposed

I. Safety.
Entrances and parking will be well lit.

J. Heritage.
Our project attempts to blend contextually to the adjacent buildings in type and massing.

K. Microclimate.

Our building use is typical for the area and has been the same use since 1980. We are proposing to extend the existing ridge and add dormers, but are not increasing the height of the existing structure.

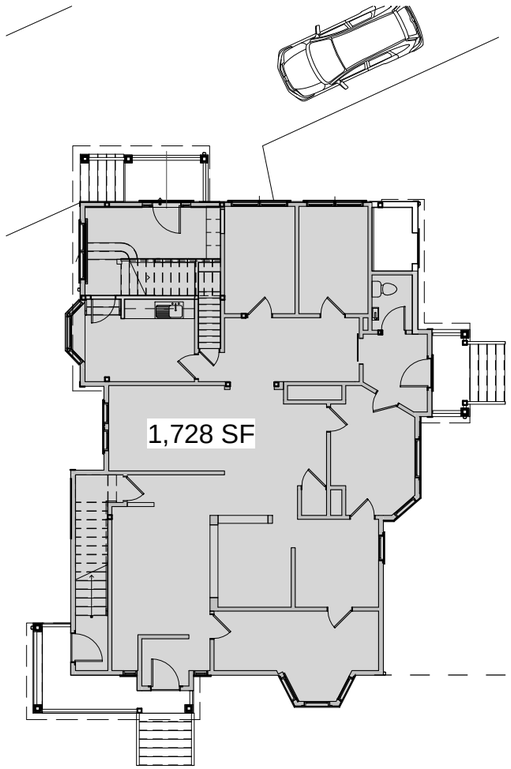
L. Sustainable Building and Site Design.

We will use energy star appliances and mechanical systems.

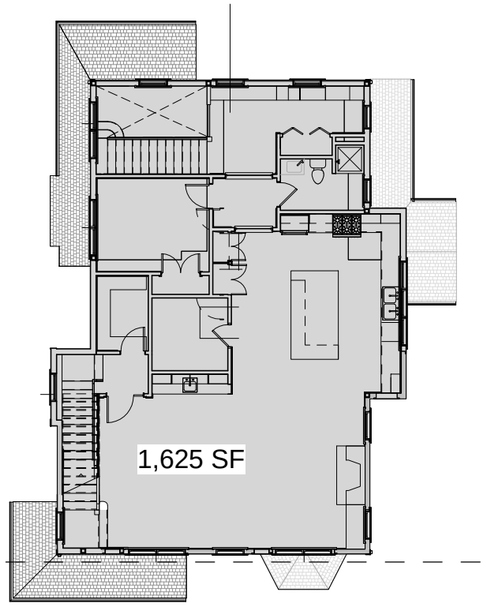
We will increase the insulation to the current energy codes, greatly reducing heat and cooling loads.

FIRST FLOOR: 1,728 SF
SECOND FLOOR: 1,625 SF
THIRD FLOOR: 1,335 SF

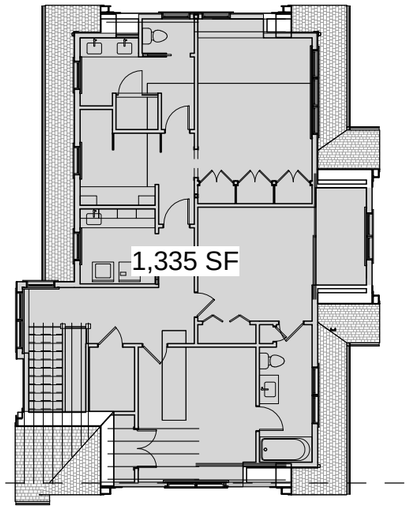
TOTAL GROSS FLOOR AREA: 4,688 SF/ LOT AREA (9,356 sf) =.50 OR 50%



1 FIRST FLOOR PLAN
1/16" = 1'-0"



2 Level 2 - FAR PLAN
1/16" = 1'-0"



3 THIRD FLOOR PLAN
1/16" = 1'-0"

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JUNE 26, 2023

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355 MASSACHUSETTS AVENUE
Renovation to:
Arlington, MA 02474

FAR CALCULATIONS

Job No	Scale	Date
20091		06/26/2023

AP1.1

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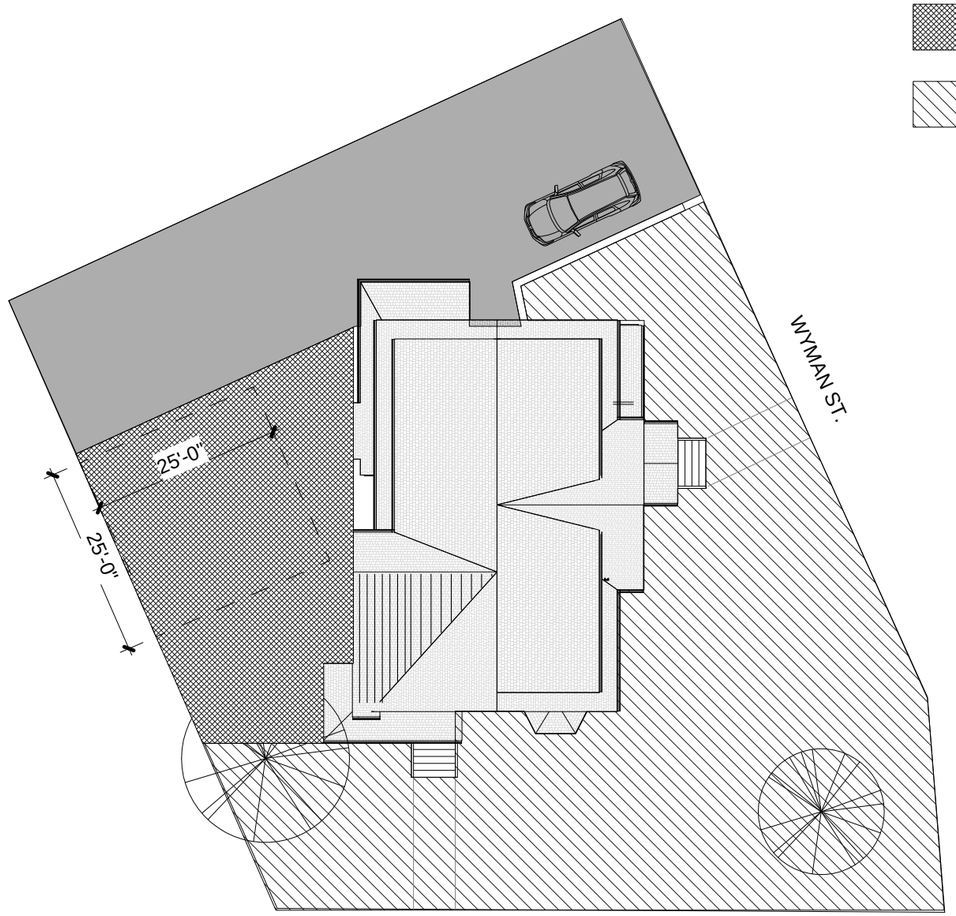
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OPEN SPACE LEGEND

EXISTING DRIVE

USEABLE OPEN SPACE 1,340 SF

LANDSCAPED OPEN SPACE: 3,887 SF



MASS AVE

SITE PLAN - OPEN SPACE CALCULATIONS

1 1" = 20'-0"

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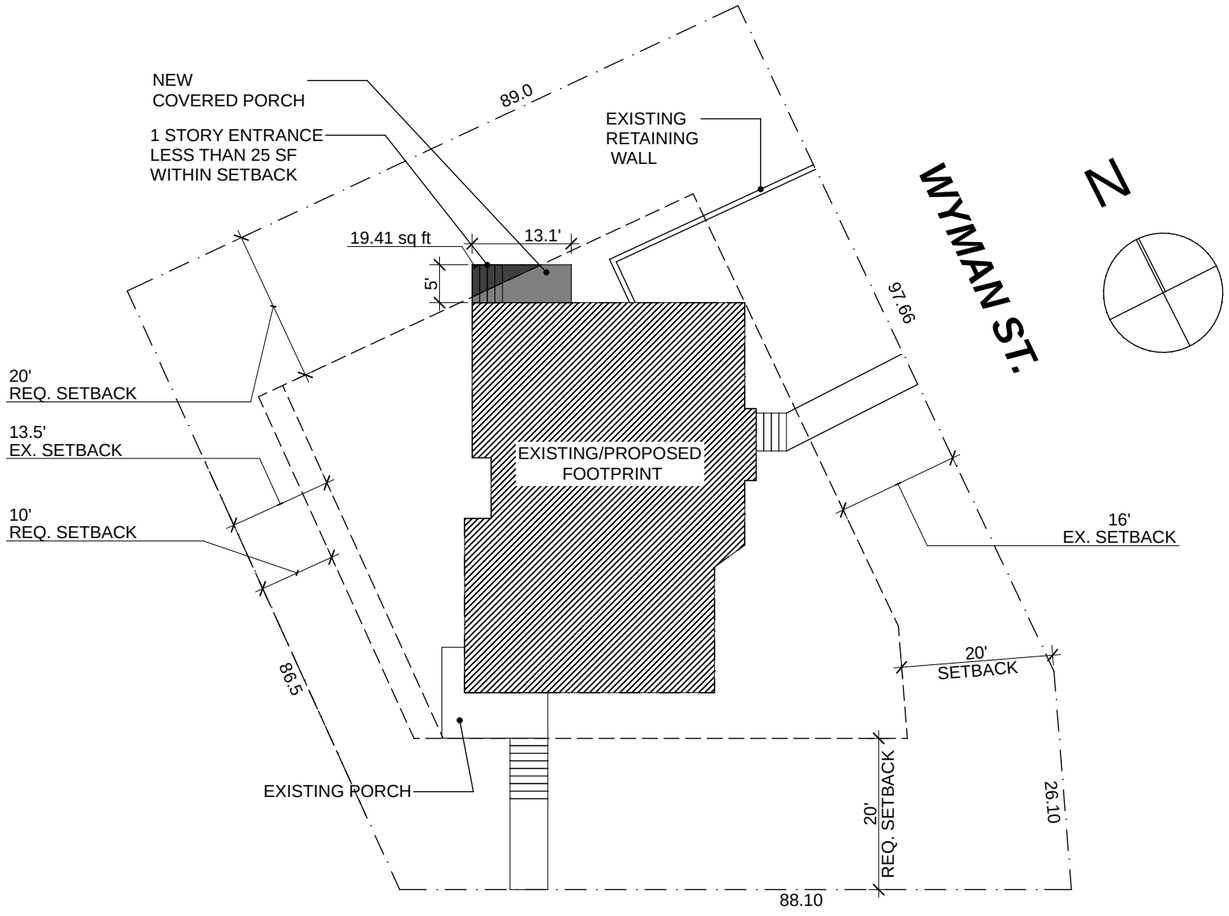
Arlington, MA 02474

OPEN SPACE CALCS.

Job No 20091
Scale
Date 06/26/2023

AP1.0

11 x 17



A SITE PLAN
SCALE: 1" = 20'

PROPOSED SITE PLAN
JULY 19, 2023

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RENOVATION TO:
355 MASS AVE
ARLINGTON, MA 002474

PROPOSED SITE PLAN

Job No	Scale	Date
23019		07/19/2023

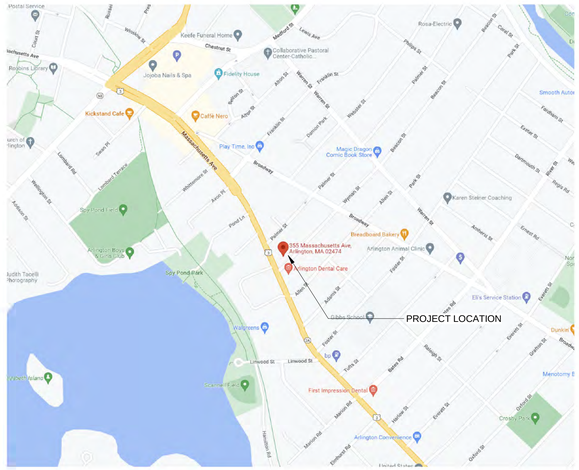
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11 x 17

Renovation To:

355 Massachusetts Avenue

Arlington, MA 02474



LOCATION MAP

GENERAL NOTES

1. CONSTRUCTION TO BE IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE, NINTH EDITION (FOR ONE AND TWO FAMILY DWELLINGS) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC 2015), AND 2021 INTERNATIONAL ENERGY CODE (IECC 2021) WITH 2023 MA STRETCH CODE AMENDMENTS.

2. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE DRAWINGS.

3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF STRUCTURAL MATERIALS OR DETAILS FROM THOSE DEPICTED ON THE DRAWINGS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF THE ARCHITECT OR ENGINEER.

4. CONTRACTOR SHALL MAINTAIN SMOKE FREE PREMISES CLEAN AND FREE OF ALL TRASH DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS ETC SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

5. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED.

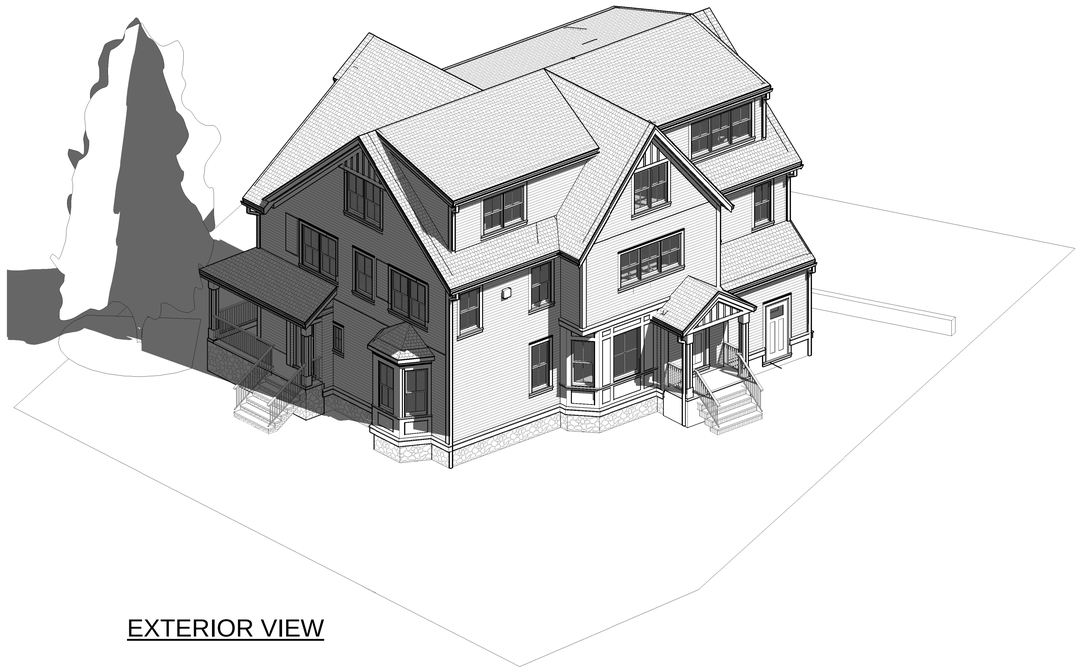
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.

7. MECHANICAL, ELECTRICAL AND PLUMBING SCOPE OF WORK TO BE DESIGN BUILD.

8. DO NOT SCALE THE DRAWINGS. DIMENSION STRINGS HAVE BEEN PROVIDED AND REPRESENT THE ACTUAL MEASUREMENTS AS NOTED.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL LABOR, MATERIALS, MEANS AND METHODS OF CONSTRUCTION ASSOCIATED WITH THIS PROJECT.

PROJECT INFORMATION & ZONING REQUIREMENTS				
PROJECT LOCATION: 355 MASS AVE, ARLINGTON MA				
CLIENT: SARAH COURTNEY				
ZONE: B1 - NEIGHBORHOOD OFFICE				
BUILDING CONSTRUCTION & INFO.				
SUMMARY	RENOVATION AND ADDITION TO AN EXISTING 2 1/2 STORY RESIDENCE WITH AN OWNER OCCUPIED BUSINESS LOCATED ON THE FIRST FLOOR. THE SCOPE OF THE ADDITION AND RENOVATION IS PREDOMINANTLY IN THE APARTMENT ABOVE THE OFFICES.			
USE	ONE FAMILY HOUSE WITH OWNER OCCUPIED GROUND FLOOR OFFICES			
ROOFS	WOOD FRAME W/ CLOSED CELL INSULATION AND ASPHALT SHINGLES			
FLOORS	WOOD FRAME W/ CAVITY INUSLATION			
EXTERIOR WALLS	COMPOSITE CLAPBOARD SIDING, PVC TRIM WITH STUD BACKUP W/ CLOSED CELL INSULATION			
INTERIOR WALLS	WOOD STUD W/ BATT INSULATION, BLUEBOARD & PLASTER FINISH			
SQUARE FOOTAGE SUMMARY				
	EXISTING (SF)	PROPOSED ADDITION (SF)	TOTAL COMPLETED (SF)	
BASEMENT	1,212	0	1,212	UNCONDITIONED SPACE
FIRST FLOOR	1,693	0	1,693	
SECOND FLOOR	1,259	181	1,440	
THIRD FLOOR	500	794	1,294	
TOTAL SF	4,664	975	5,639	
ZONING INFORMATION				
	ZONING REQUIREMENTS	EXISTING	PROPOSED	MEET REQ.
MINIMUM LOT AREA (SF)	5,000	9,356	YES	YES
MINIMUM LOT AREA PER UNIT (FT)	N/A	53	YES	YES
MINIMUM FRONTAGE (FT)	50	88.1	YES	YES
MINIMUM FRONT YARD (FT)	20	26	YES	YES
MINIMUMN SIDE YAR (FT)	10	13.6	YES	YES
REAR YARD (FT)	20	21.7	YES	YES
LANDSCAPE OPEN SPACE	20%	43%	43%	YES
USABLE OPEN SPACE	20%	21%	21%	YES
MAXIMUM HEIGHT	35	35	35	YES
MAXIMUM STORIES	3	2 1/2	3	YES
MAXIMUM FAR	.75	.37	.47	YES



EXTERIOR VIEW

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DRAWING LIST

-AD.01 DEMOLITION PLANS	
AD1.1	FIRST FLOOR DEMO PLAN
AD1.2	2ND & 3RD FLOOR DEMO PLANS
A1.0 FLOOR PLANS	
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	ROOF PLAN
A2.0 EXTERIOR ELEVATIONS	
A2.1	PROPOSED ELEVATIONS
A2.2	PROPOSED ELEVATIONS
A3.0 BUILDING SECTIONS	
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.0 WALL SECTIONS / EXTERIOR DETAILS	
A4.1	WALL SECTIONS & EXT. DETAILS
A4.2	EXTERIOR DETAILS
A5.0 DOORS & WINDOWS	
A5.1	DOOR & WINDOW - SCHEDULES
A8.0 VIEWS	
A8.1	VIEWS
A8.2	VIEWS
STRUCTURAL	
S1.0	STRUCTURAL NOTES

ARB PACKAGE

06/26/2023

Renovation to:

355 MASSACHUSETTS AVE

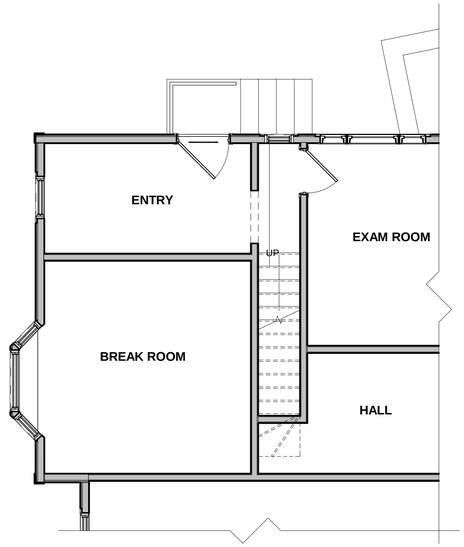
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21-099		06/26/2023

REVISIONS

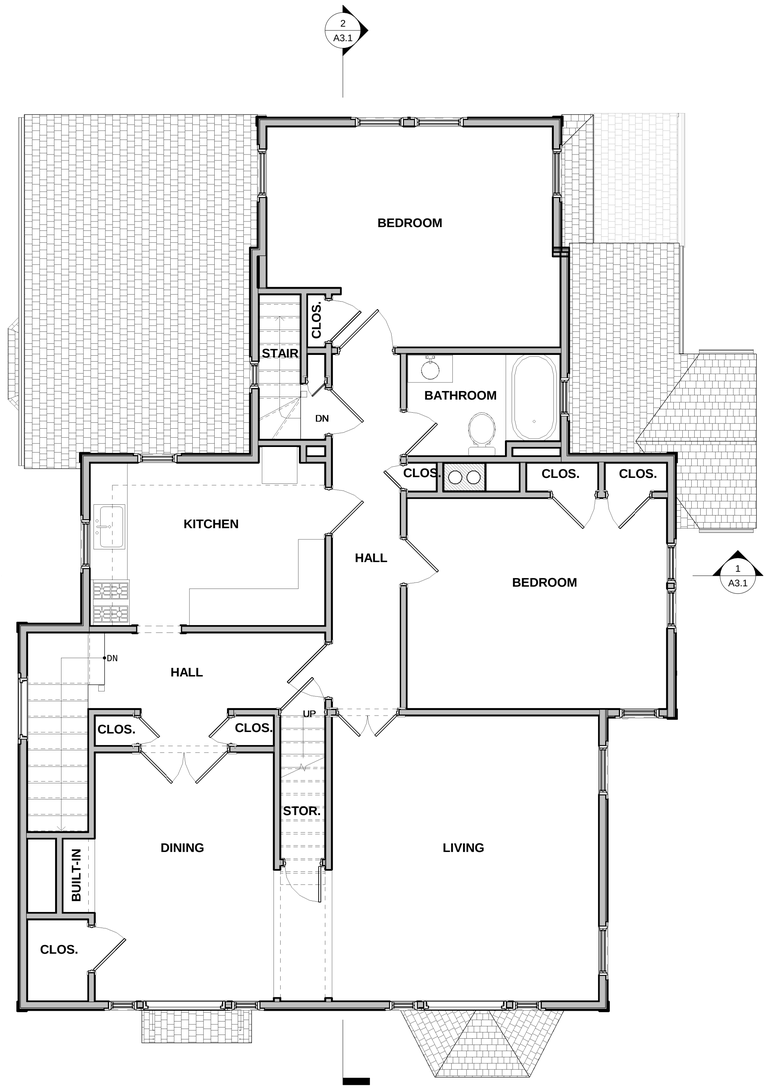
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drawing sheet 1 of 1

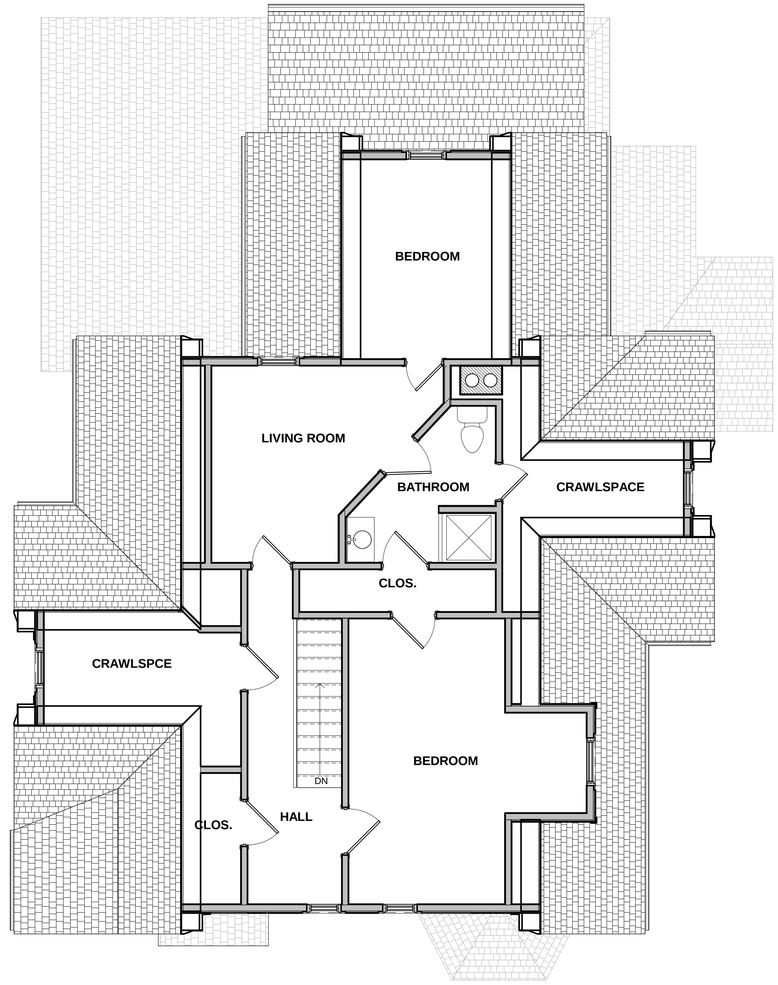
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3 FIRST FLOOR - EXISTING
1/4" = 1'-0"



1 SECOND FLOOR - EXISTING
1/4" = 1'-0"



2 THIRD FLOOR - EXISTING
1/4" = 1'-0"

NORTH

EXISTING CONDITIONS
9/19/2022

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No.	Description	Date

FLOOR PLANS

Job Number: Project #
Scale: 1/4" = 1'-0"
Drawn By: Author
Date: 9/19/2022

AEX1.1

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4 WEST ELEVATION - MASS AVE
1/4" = 1'-0"

2 SOUTH ELEVATION - WYMAN ST
1/4" = 1'-0"

EXISTING CONDITIONS
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No.	Description	Date

EXTERIOR ELEVATIONS

Job Number: Project # | Author | 9/19/2022
1/4" = 1'-0"

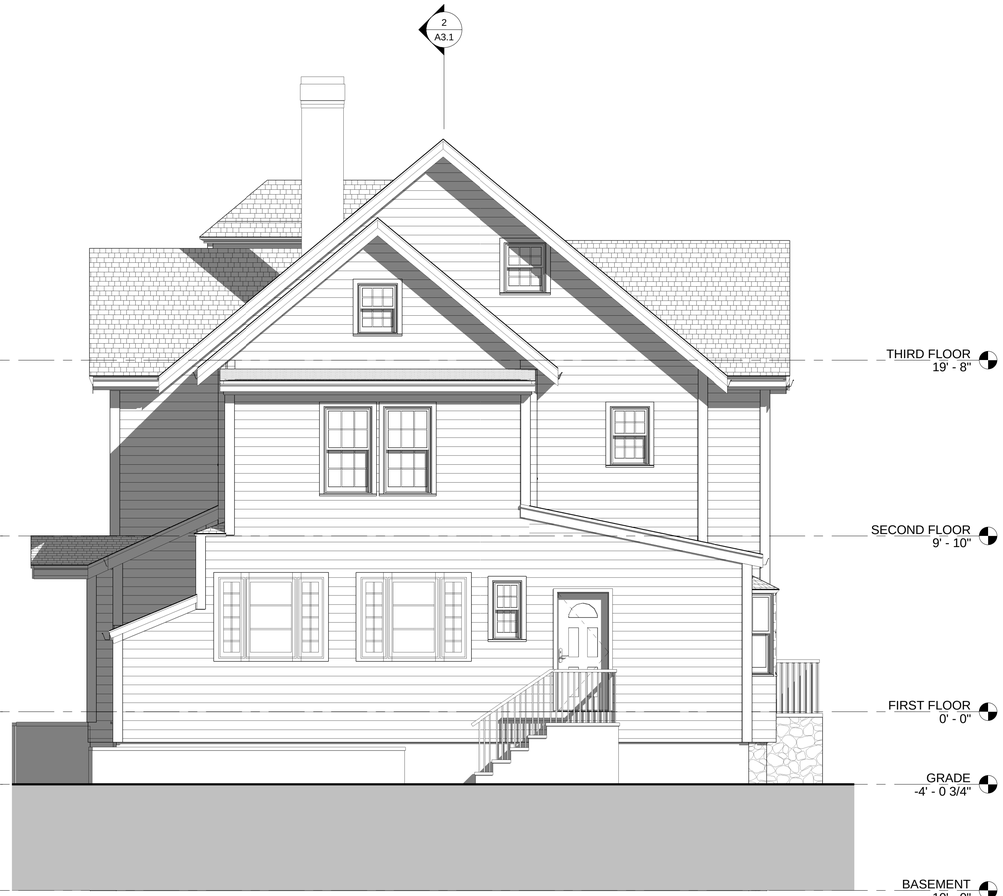
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30 x 42



2 NORTH ELEVATION - YARD
1/4" = 1'-0"



1 EAST ELEVATION - DRIVEWAY
1/4" = 1'-0"

EXISTING CONDITIONS
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EXTERIOR ELEVATIONS

Job Number: Project #: | Scale: 1/4" = 1'-0" | Author | 9/19/2022

EX2.2

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MASS AVE VIEW



WYMAN STREET VIEW



BACKYARD VIEW



DRIVEWAY VIEW

North

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06/26/2023

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EXISTING PHOTOS

Job Number 21-099 | Scale | Drawn By Author | Date 06/26/2023

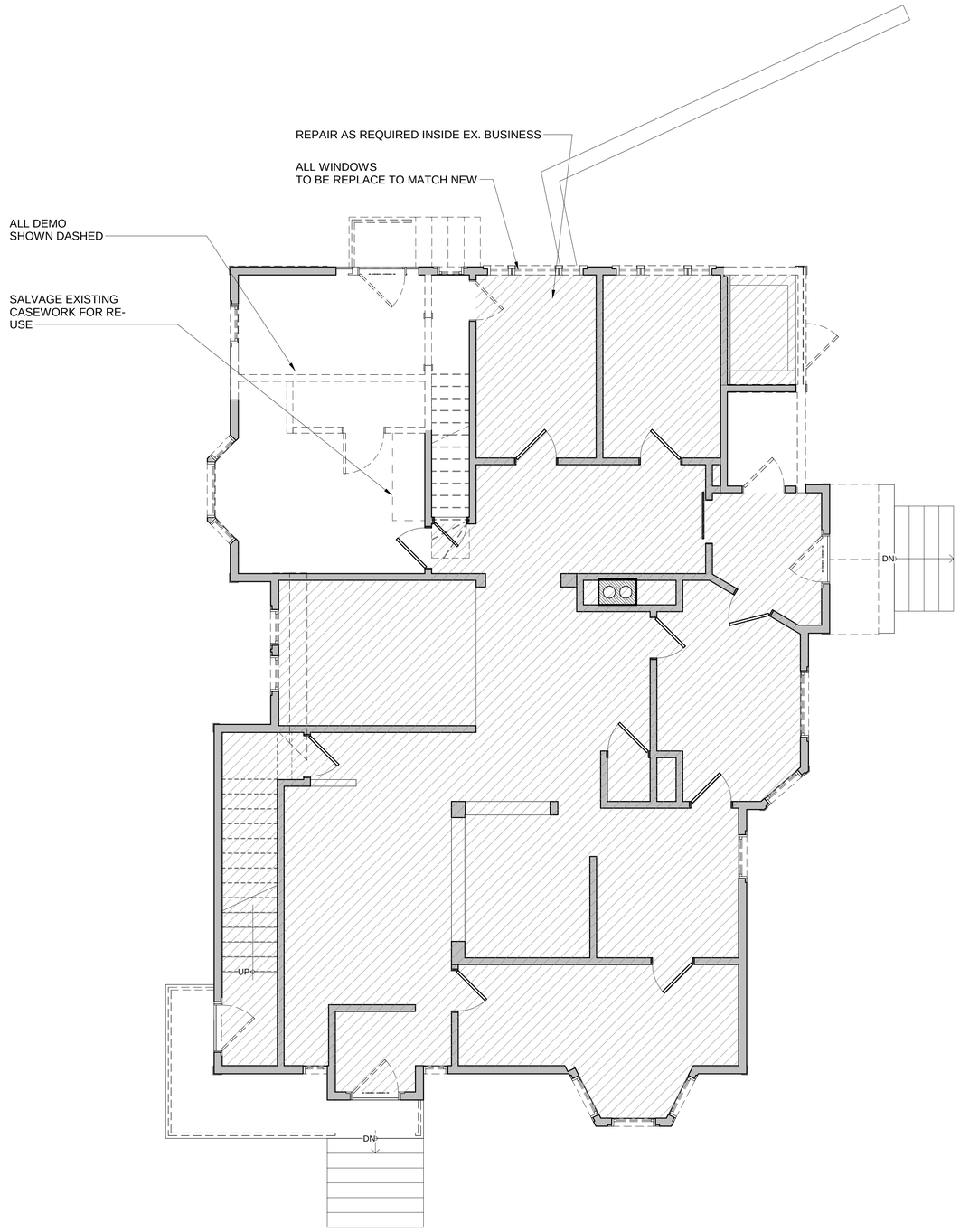
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24 x 36

DEMO NOTES

1. EXTENT OF DEMOLITION SHOWN DASHED
2. REMOVE ALL SIDING AND TRIM WORK
3. RESUSE FRAMING AS FEASABLE
4. ALL FINISHES TO BE REMOVED ON SECOND AND THIRD FLOOR



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

North

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06/26/2023

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No.	Description	Date

FIRST FLOOR
DEMO PLAN

Job number 21-099 | Scale 1/4" = 1'-0" | Drawn by Author | Date 06/26/2023

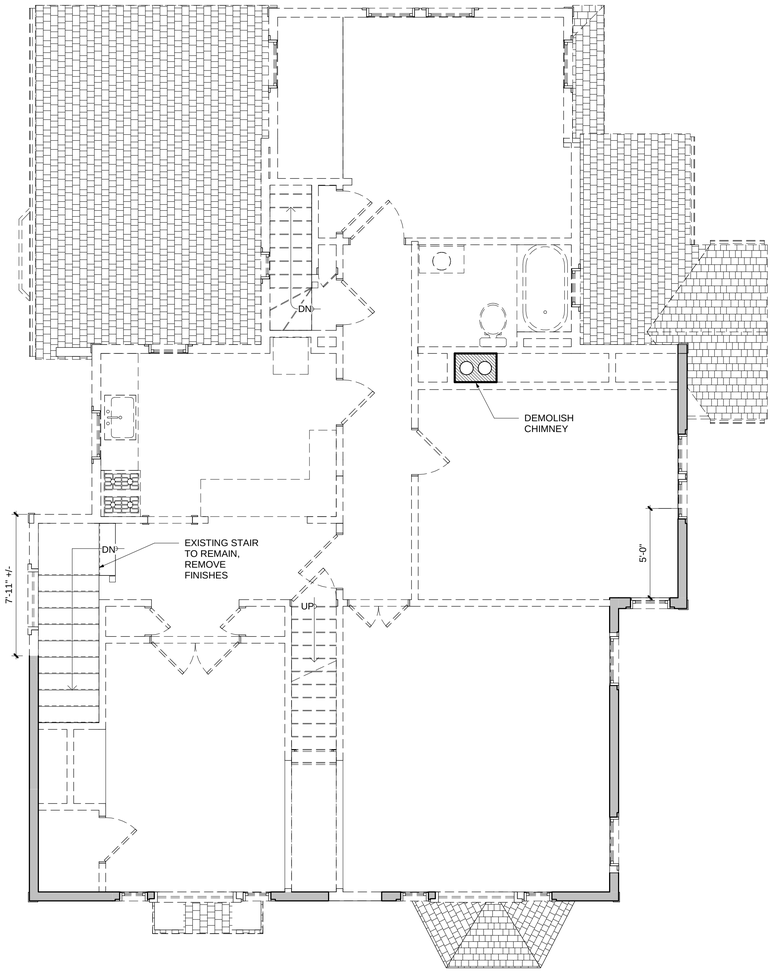
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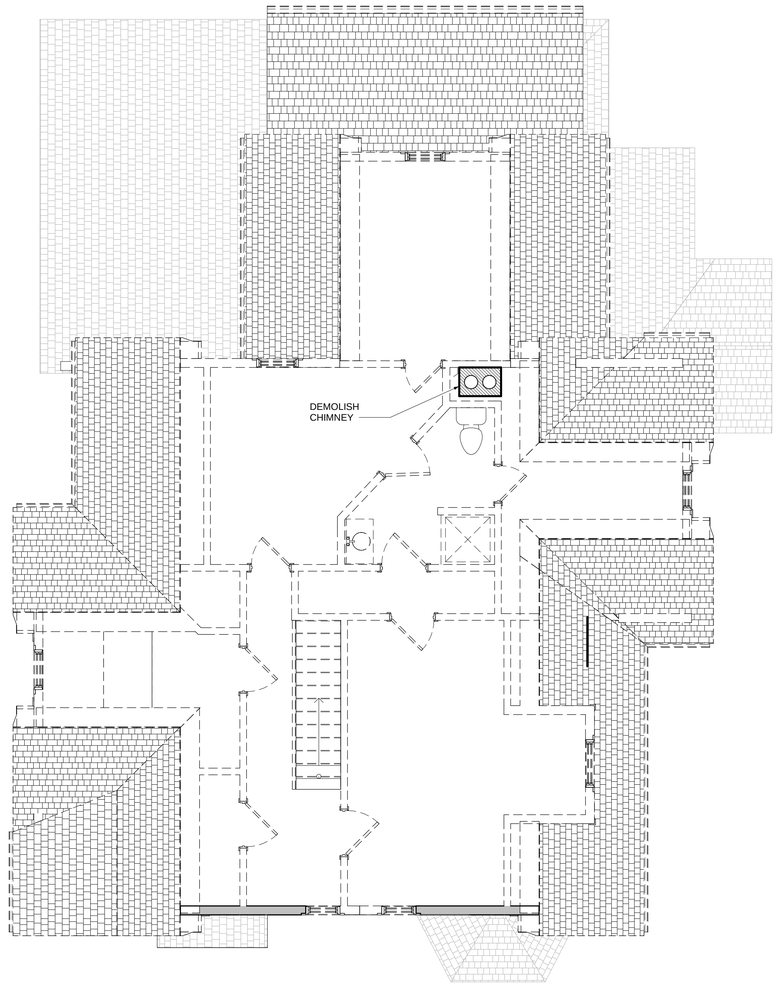
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DEMO NOTES

1. EXTENT OF DEMOLITION SHOWN DASHED
2. REMOVE ALL SIDING AND TRIM WORK
3. RESUSE FRAMING AS FEASABLE
4. ALL FINISHES TO BE REMOVED ON SECOND AND THIRD FLOOR



2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



3 THIRD FLOOR DEMOLITION PLAN
1/4" = 1'-0"

North

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REVISIONS

No.	Description	Date

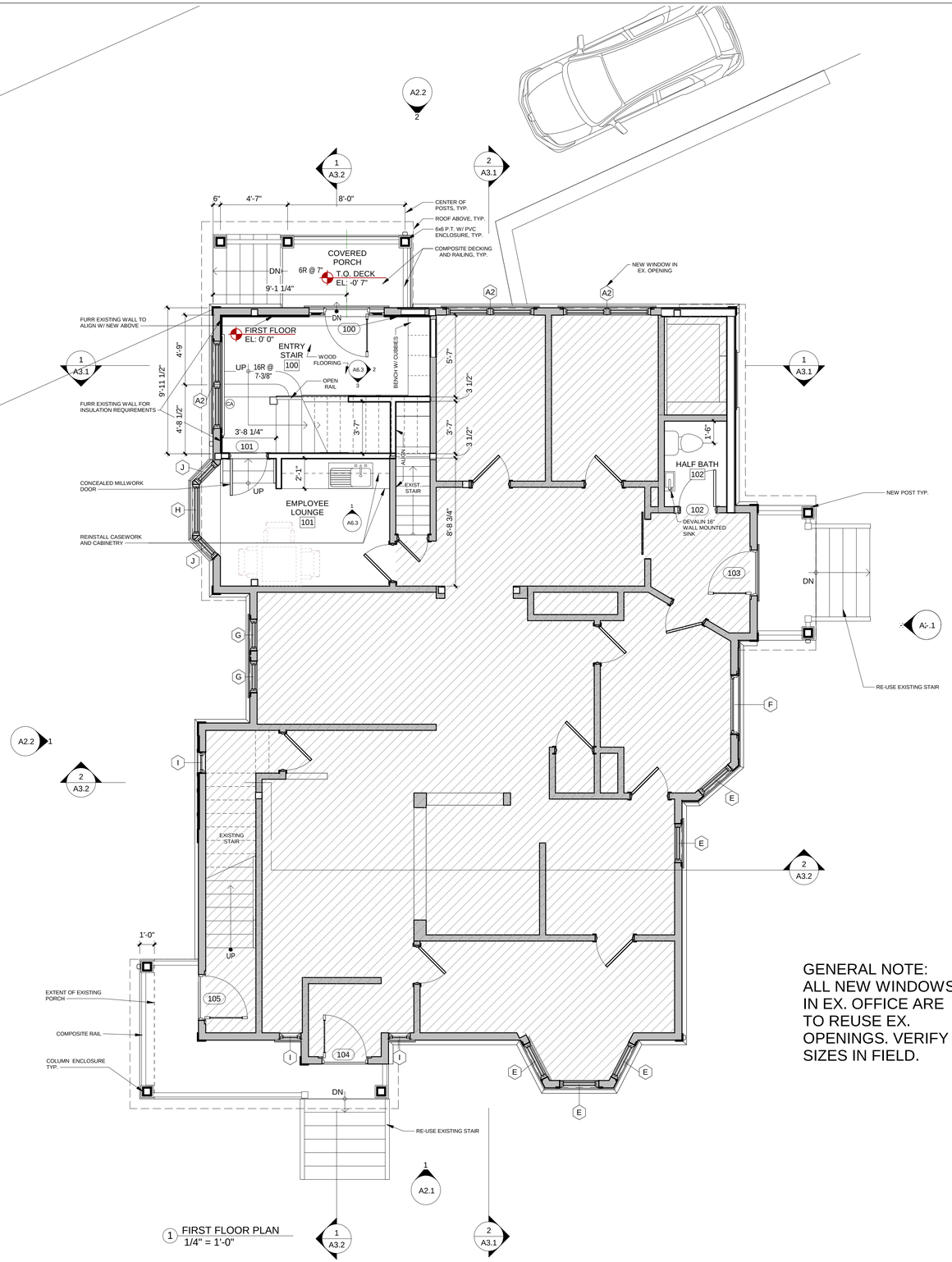
2ND & 3RD FLOOR DEMO PLANS

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1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTE:
ALL NEW WINDOWS IN EX. OFFICE ARE TO REUSE EX. OPENINGS. VERIFY SIZES IN FIELD.

NEW WORK LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED NEW WALL
- NO WORK THIS AREA

FIRE PROTECTION LEGEND

- (S) SMOKE DETECTOR
- (CO) CARBON MONOXIDE DETECTOR
- (CA) COMBINATION APPLIANCE

North

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06/26/2023

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REVISIONS		
No.	Description	Date

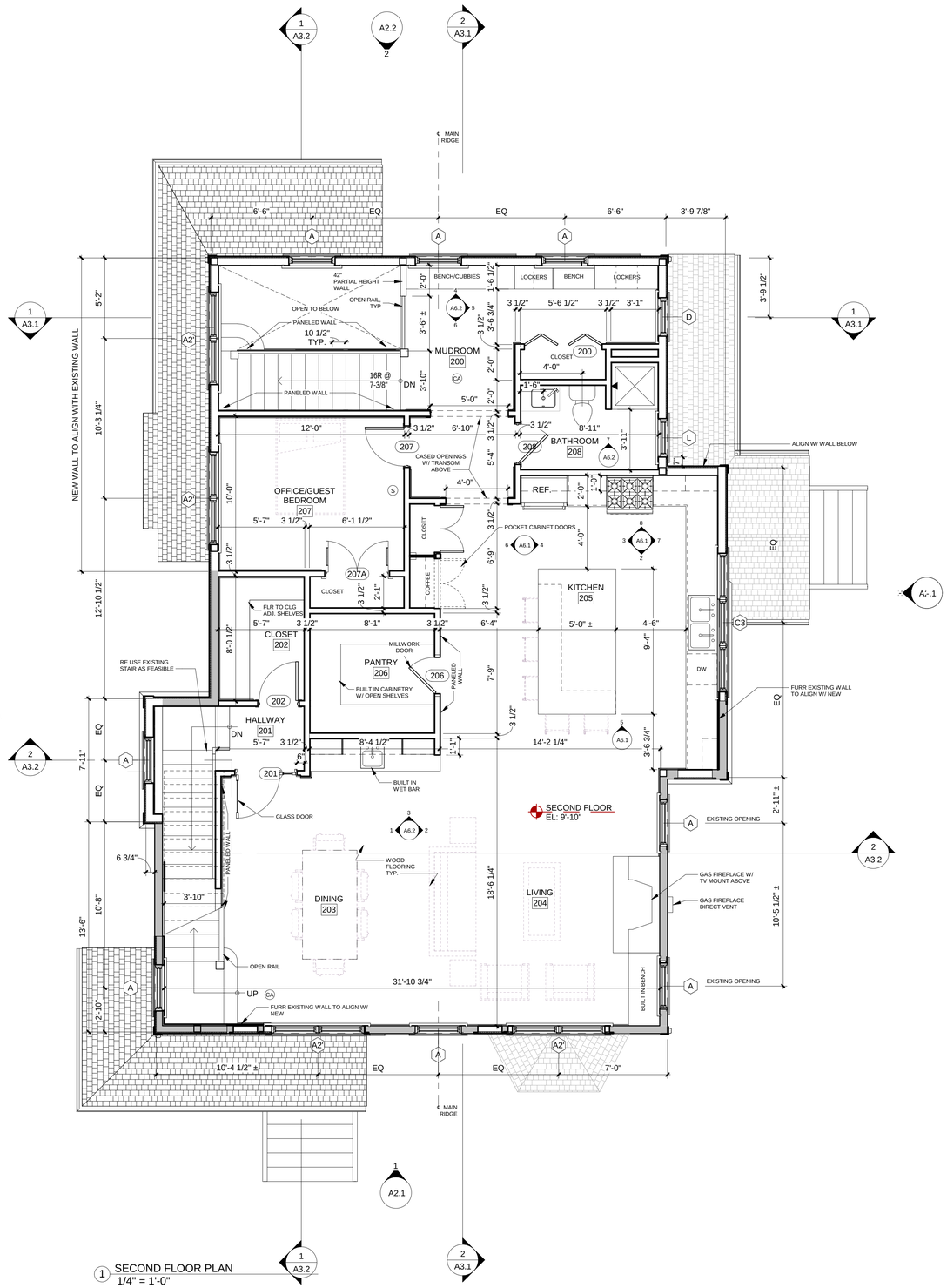
FIRST FLOOR PLAN

Job Number 21-099 | Scale As indicated | Drawn By CGB | Date 06/26/2023

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24 x 36



NEW WORK LEGEND

EXISTING WALL TO REMAIN

PROPOSED NEW WALL

NO WORK THIS AREA

FIRE PROTECTION LEGEND

- (S) SMOKE DETECTOR
- (CO) CARBON MONOXIDE DETECTOR
- (CA) COMBINATION APPLIANCE

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REVISIONS

No.	Description	Date

SECOND FLOOR PLAN

Job Number: 21-099 | Scale: As indicated | Drawn By: CGB | Date: 06/26/2023

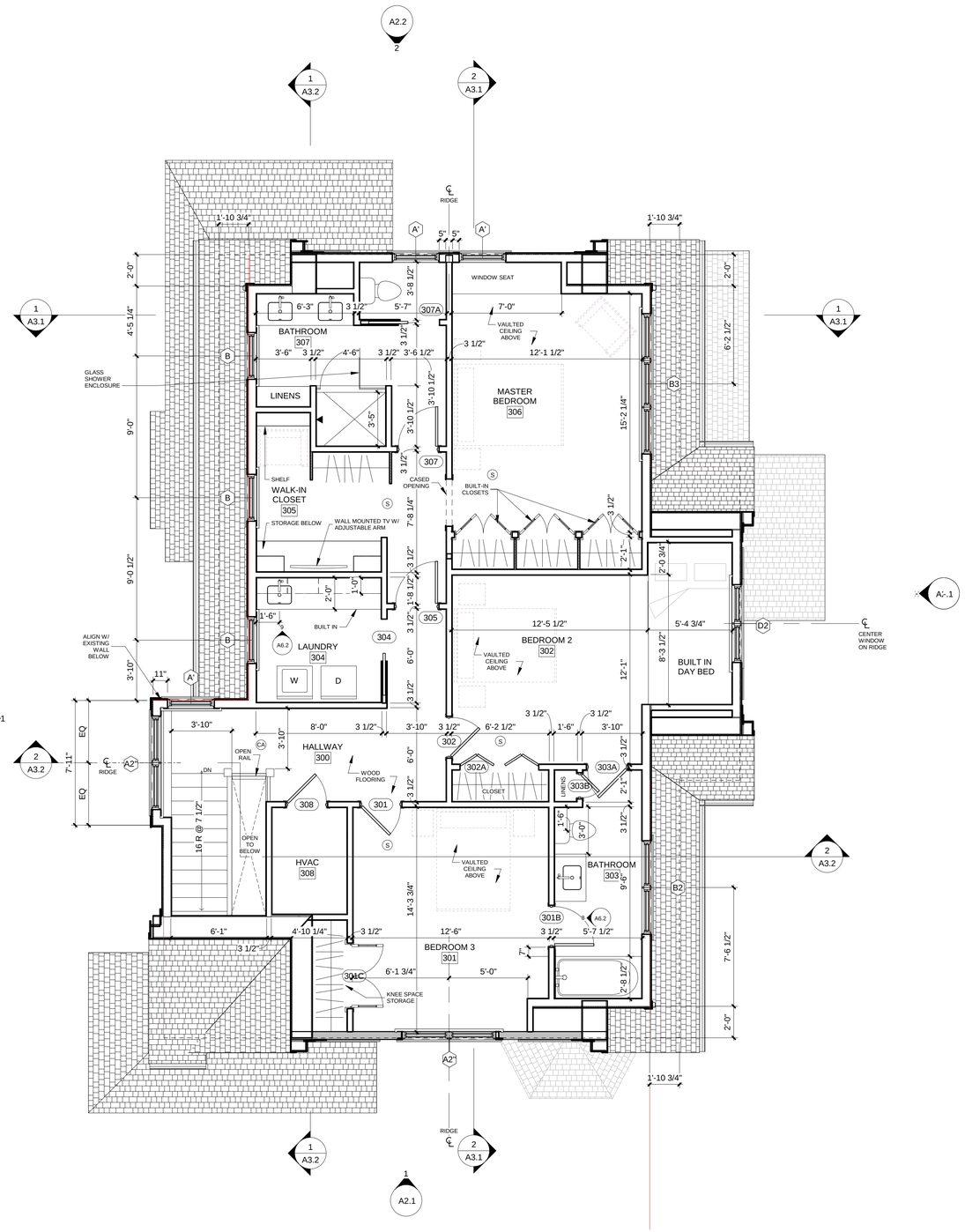
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24 x 36



1 THIRD FLOOR PLAN
1/4" = 1'-0"

NEW WORK LEGEND

EXISTING WALL TO REMAIN

PROPOSED NEW WALL

NO WORK THIS AREA

FIRE PROTECTION LEGEND

(S) SMOKE DETECTOR

(CO) CARBON MONOXIDE DETECTOR

(CA) COMBINATION APPLIANCE

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THIRD FLOOR PLAN

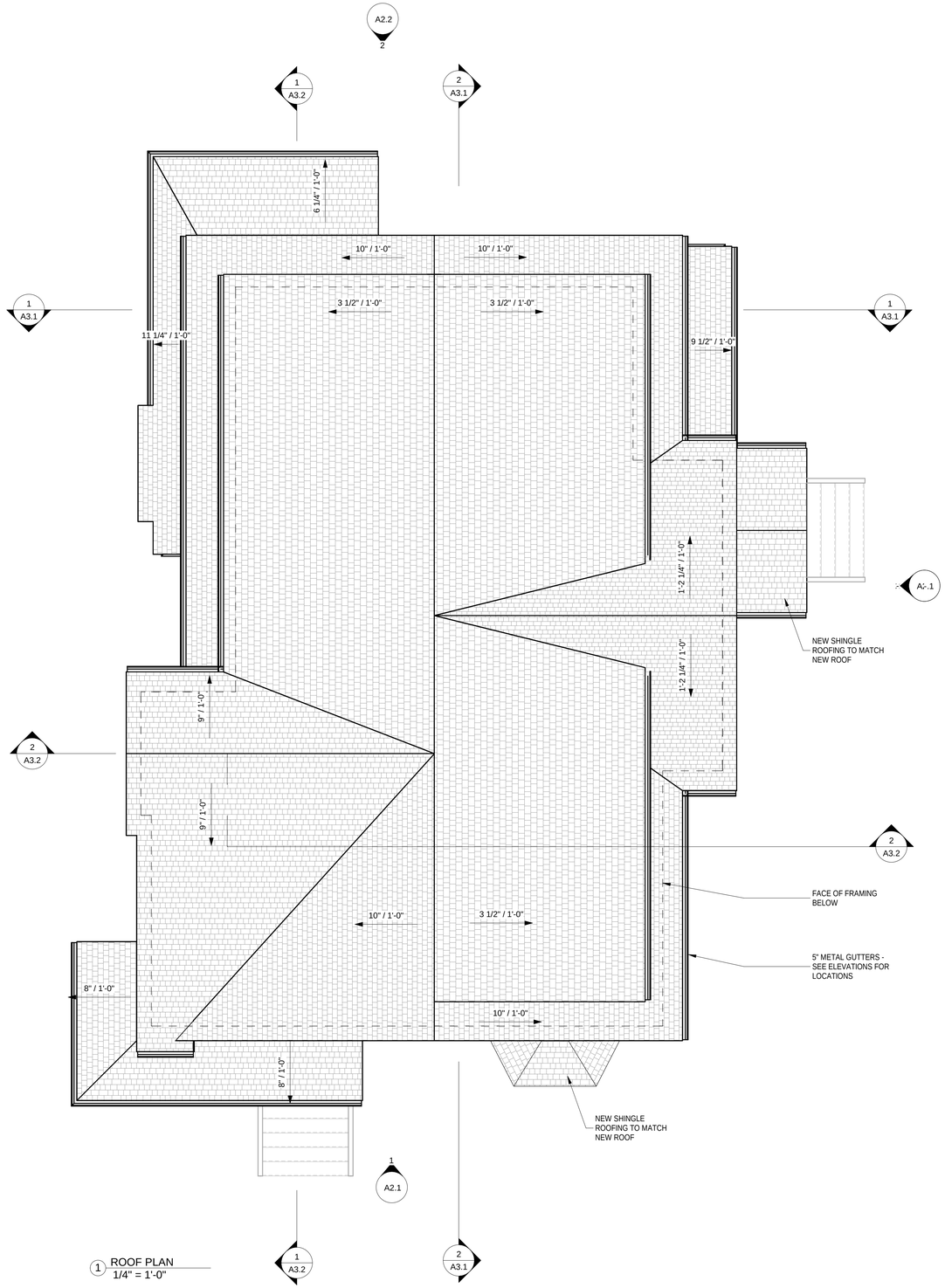
Job Number	Scale	Drawn By	Date
21-099	As indicated	CGB	06/26/2023

A1.3

North

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1 ROOF PLAN
1/4" = 1'-0"

North

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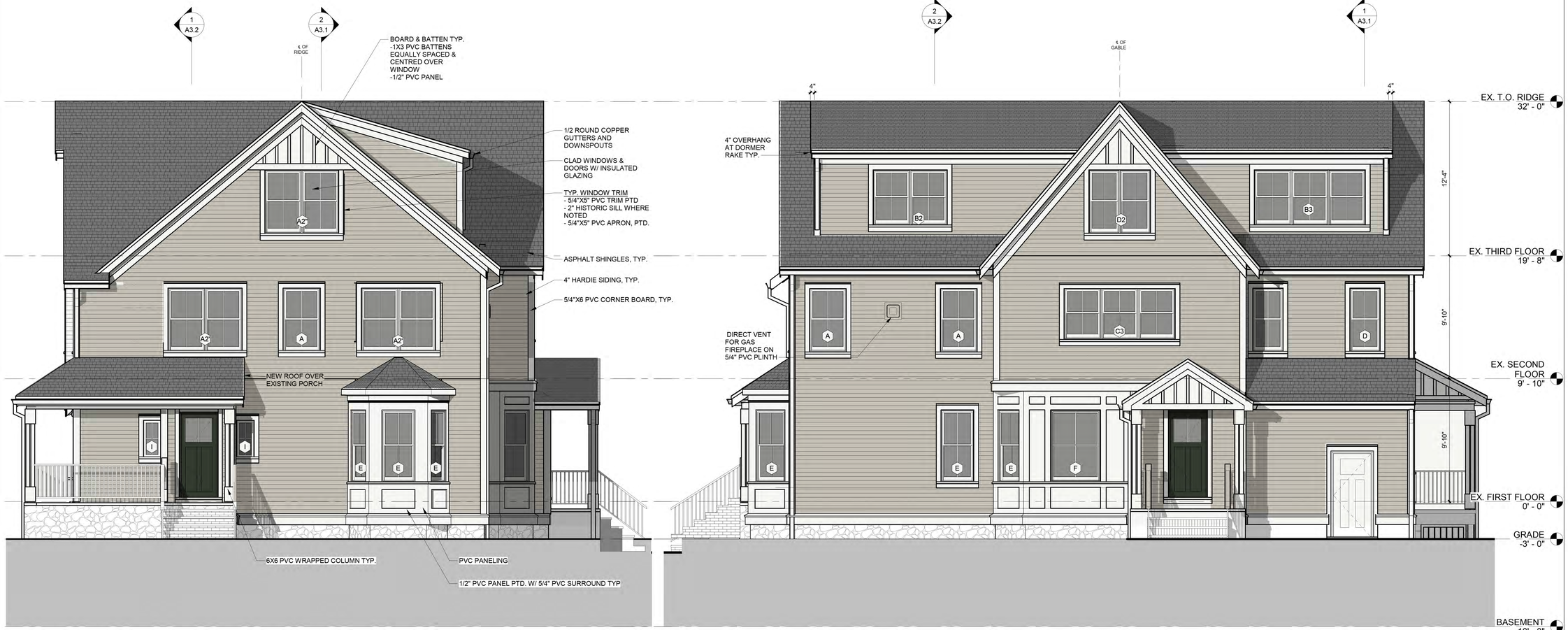
ROOF PLAN

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24 x 36



1 WEST ELEVATION - MASS AVE
1/4" = 1'-0"

2 SOUTH ELEVATION - WYMAN ST
1/4" = 1'-0"

North

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PROPOSED ELEVATIONS

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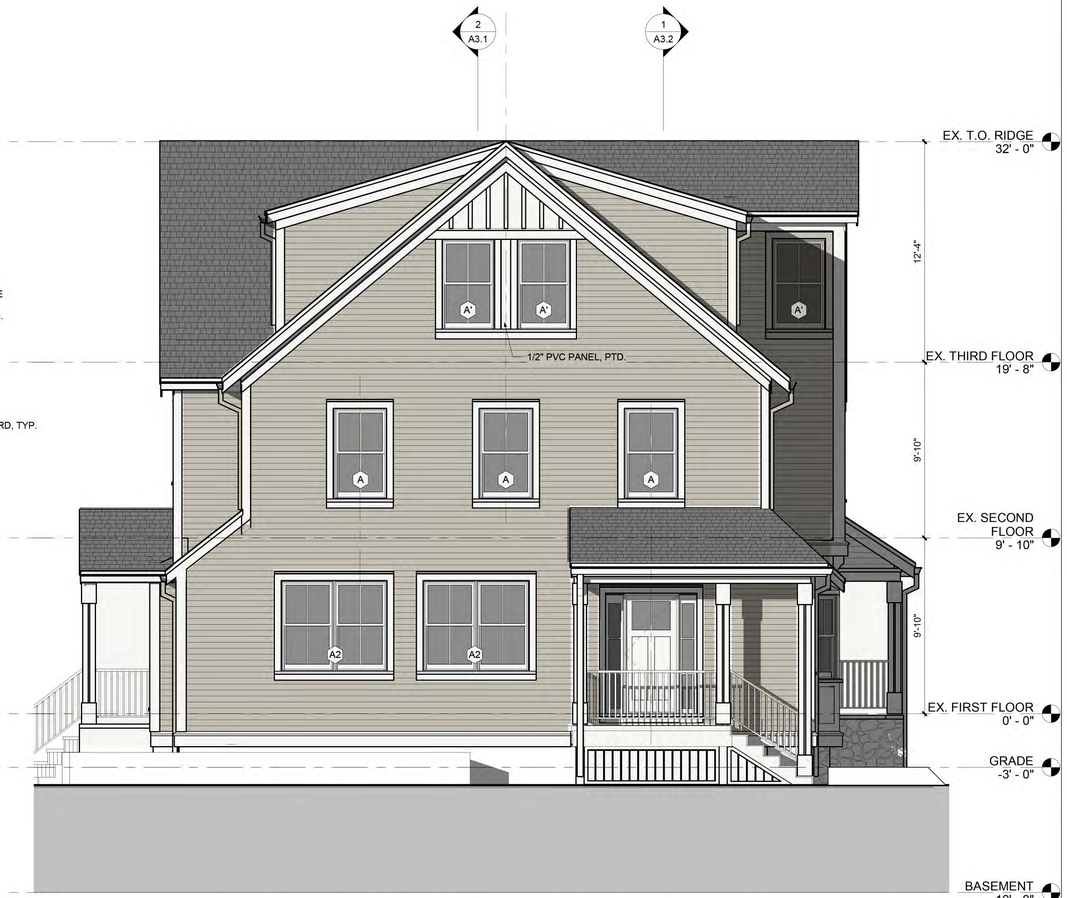
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24 x 36



1 NORTH ELEVATION - YARD
1/4" = 1'-0"



2 EAST ELEVATION - DRIVEWAY
1/4" = 1'-0"

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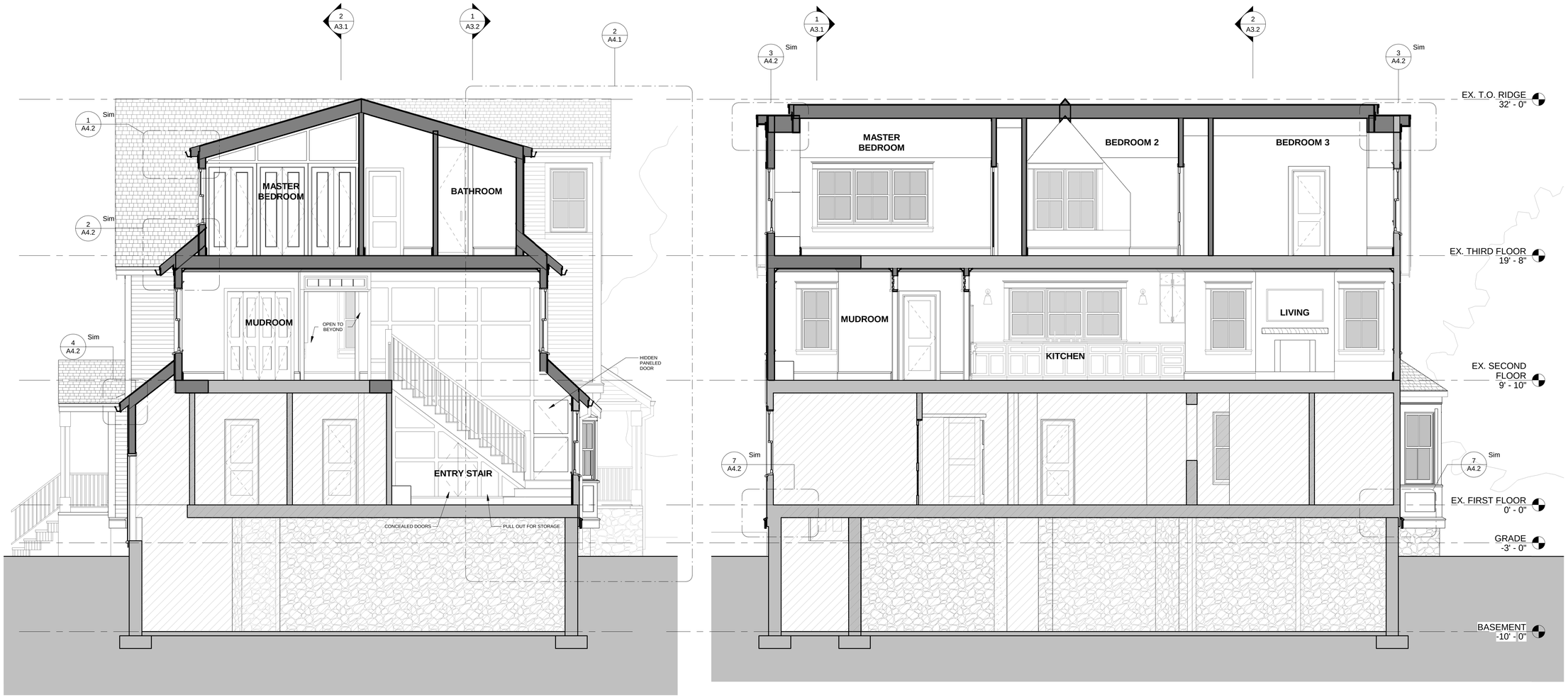
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PROPOSED ELEVATIONS

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1 SECTION THROUGH ENTRY
1/4" = 1'-0"

2 CENTER GABLE FACING WYMAN ST
1/4" = 1'-0"

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BUILDING SECTIONS

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30 x 42



1 DRIVEWAY/MASS AVE
1/4" = 1'-0"

2 SECTION THROUGH WEST STAIRS
1/4" = 1'-0"

North

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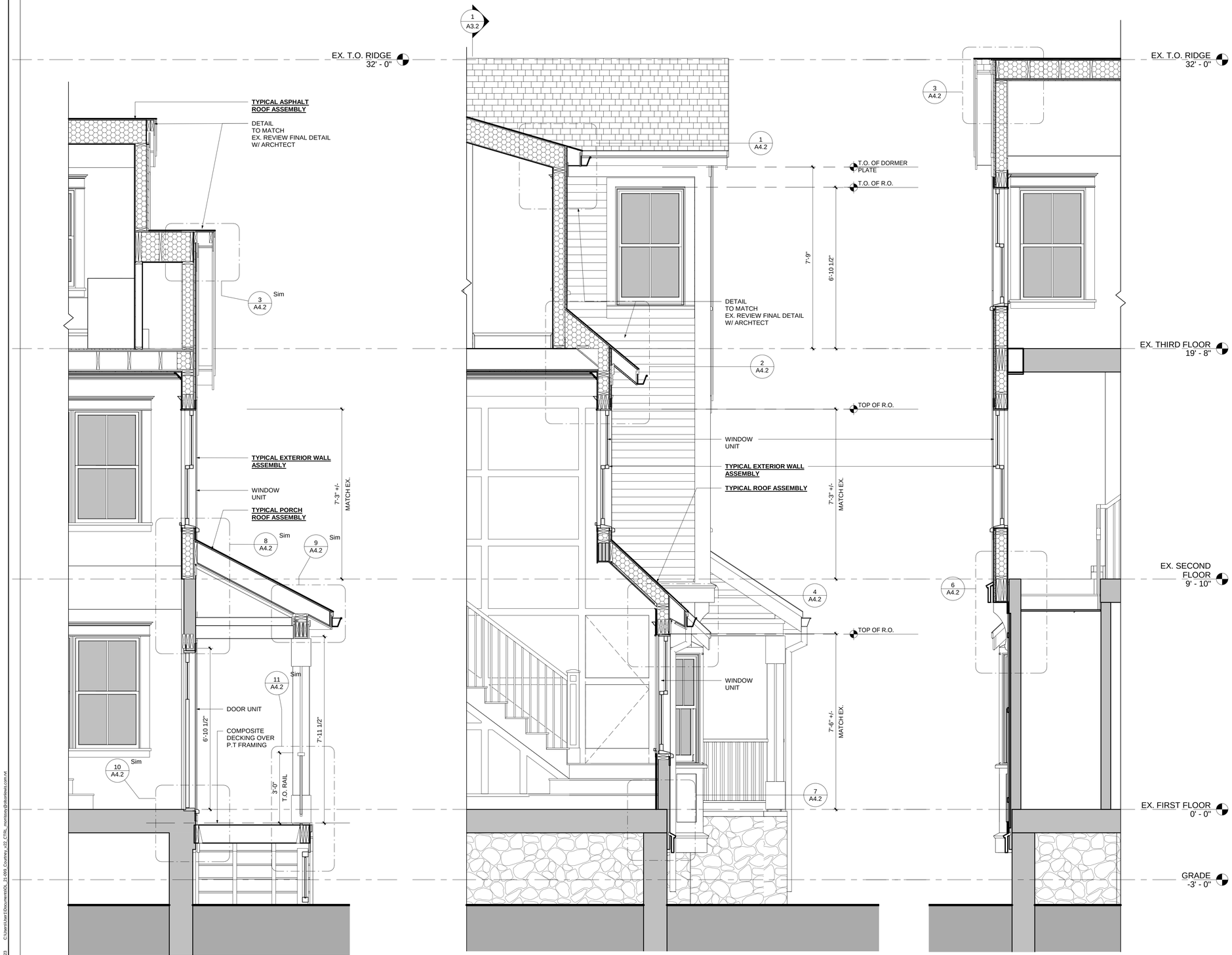
BUILDING SECTIONS

Job number 21.099 | Scale 1/4" = 1'-0" | Drawn by CGB | Date 06/26/2023

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24 x 36



1 WALL SECTION - ENTRY
1/2" = 1'-0"

2 WALL SECTION - ENTRY STAIR
1/2" = 1'-0"

3 WALL SECTION - FRONT STAIR/WINDOW BUMPOUT
1/2" = 1'-0"

TYPICAL ASSEMBLIES

EXTERIOR WALL ASSEMBLY:
- CLADDING A (SEE ELEVATIONS FOR LOCATIONS) - 4" HARDIE CLAPBOARDS
- OR CLADDING B -(SEE ELEVATIONS FOR LOCATIONS) - CLAPBOARDS WITH 6" EXPOSURE
- RAINSCREEN/WATER RESISTIVE BARRIER SYSTEM
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- 2X6 FRAMING @ 16" O.C.
- R=30 CLOSED-CELL SPRAY FOAM INSULATION
- 1/2" GYPSUM VENEER BASE WITH SKIMCOAT PLASTER FINISH, PAINTED

ASPHALT ROOF ASSEMBLY:
- ARCHITECTURAL ASPHALT ROOFING
- METAL DRIP EDGE AT ROOF PERIMETER
- PVC EAVE, RAKE AND SOFFIT TRIM, PAINTED
- ICE AND WATER SHIELD OVER BOTTOM 6'-0" OF ROOF SHEATHING
- 5/8" CDX ROOF SHEATHING
- ROOF FRAMING - SEE STRUCTURAL
- R-60 CLOSED-CELL SPRAY FOAM INSULATION MIN AT NEW CONSTRUCTION
- CEILING JOISTS PER STRUCTURAL
- 1X3 FURRING @ 16" O.C.
- 1/2" GYPSUM VENEER BASE WITH SKIMCOAT PLASTER FINISH, PAINTED

PORCH ROOF ASSEMBLY:
- ARCHITECTURAL ASPHALT ROOFING
- METAL DRIP EDGE AT ROOF PERIMETER
- PVC EAVE, RAKE AND SOFFIT TRIM, PAINTED
- ICE AND WATER SHIELD OVER BOTTOM 6'-0" OF ROOF SHEATHING
- 5/8" CDX ROOF SHEATHING
- ROOF FRAMING - SEE STRUCTURAL
- CEILING JOISTS PER STRUCTURAL

BEADED BOARD CEILING AT PORCH ROOF

FLOOR ASSEMBLY:
- FINISH FLOOR
- 3/4" SUBFLOOR, GLUED AND NAILED
- JOIST FRAMING, SEE STRUCTURAL
- SOUND INSULATION IN JOIST SPACE
- R=30 CLOSED CELL SPRAY FOAM INSULATION AT RIM JOISTS
- 1X3 FURRING @ 16" O.C.

CEILING ASSEMBLY:
- 1/2" GYPSUM VENEER BASE WITH SKIMCOAT PLASTER FINISH, PAINTED
- 1X3 FURRING @ 16" O.C.

ROOF/WALL INTERSECTION FLASHING:
- METAL FLASHING AT ALL ROOF/WALL INTERSECTIONS
- MIN. 8" VERTICAL BEHIND CLADDING

TYPICAL RAKE AND EAVE TRIM:
- MATCH EX. CONTRACTOR TO EXPOSE EX. SOFFIT & REVIEW W/ ARCHITECT

North

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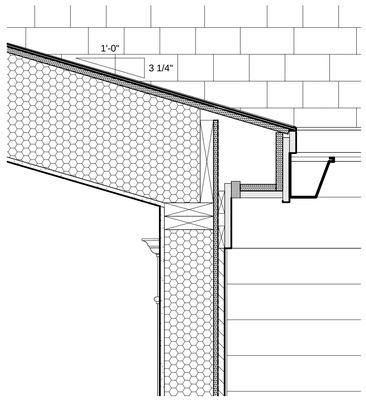
WALL SECTIONS & EXT. DETAILS

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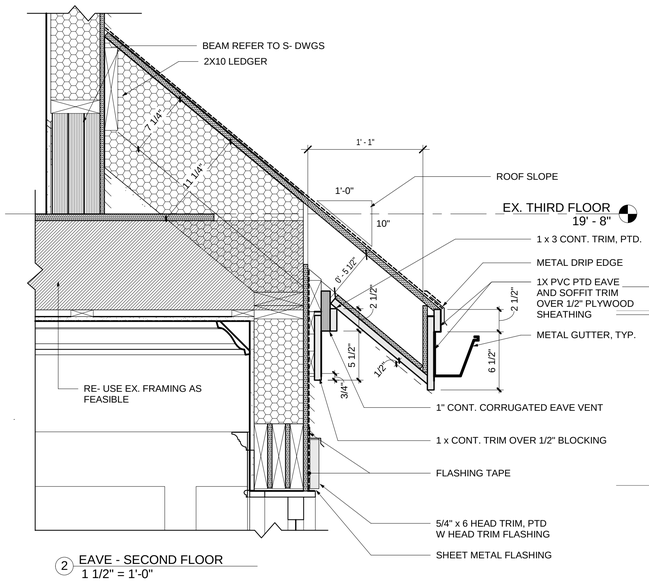
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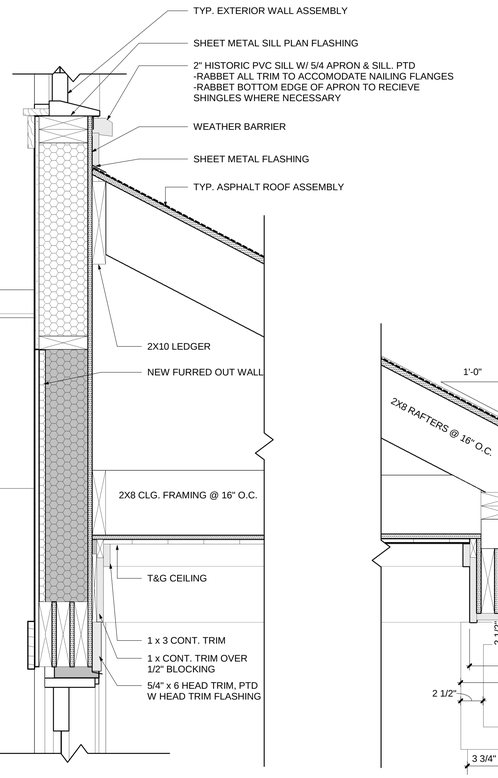
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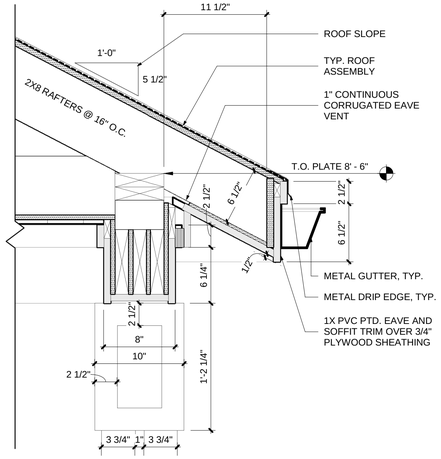
1 EAVE - DORMERS
1 1/2" = 1'-0"



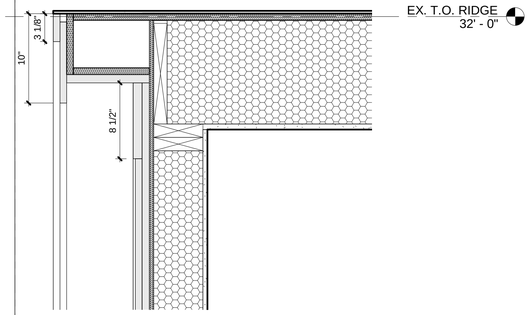
2 EAVE - SECOND FLOOR
1 1/2" = 1'-0"



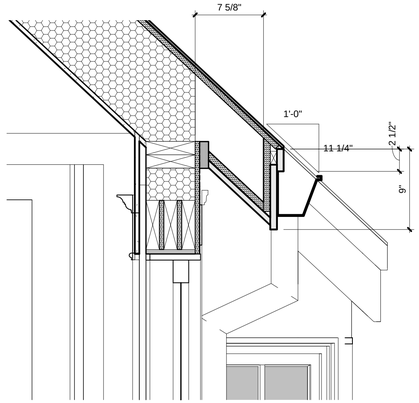
8 PORCH ROOF W/ SILL
1 1/2" = 1'-0"



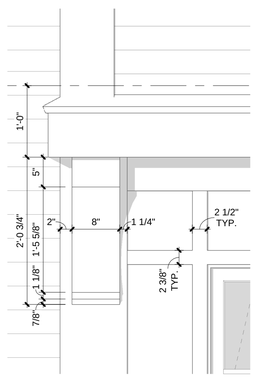
9 EAVE - PORCH
1 1/2" = 1'-0"



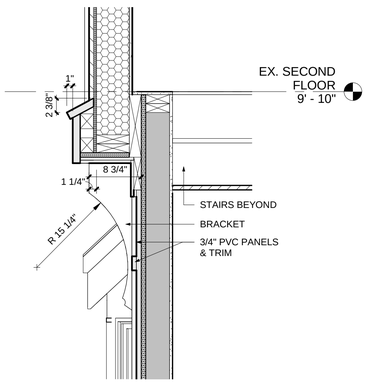
3 DETAIL AT GABLE
1 1/2" = 1'-0"



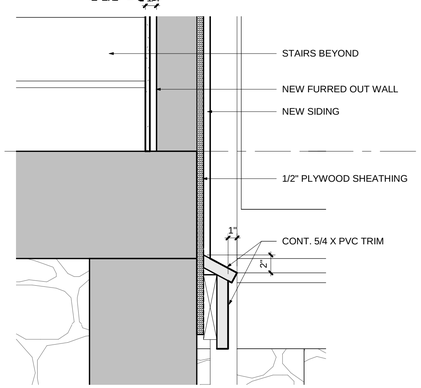
4 EAVE - LOWER EAVE DETAIL 2
1 1/2" = 1'-0"



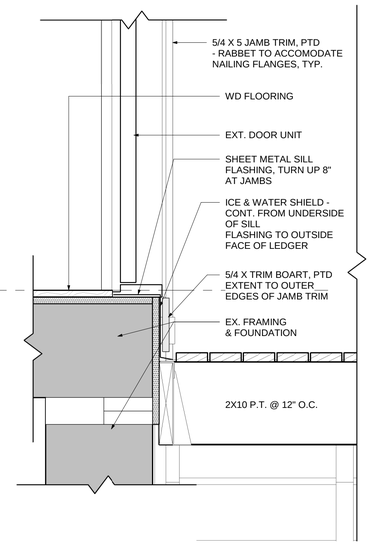
5 BRACKET ELEVATION
1" = 1'-0"



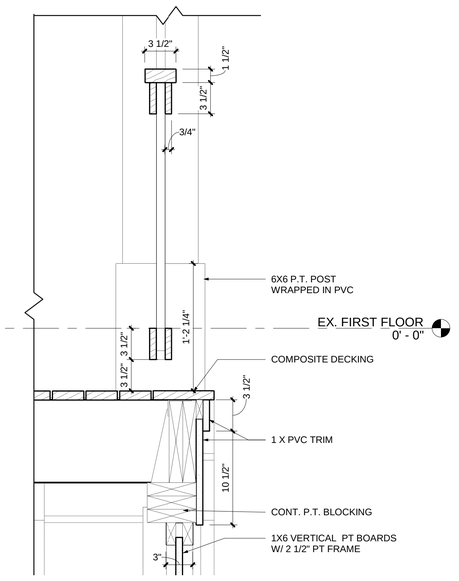
6 BRACKET DETAIL
1" = 1'-0"



7 WATER TABLE DETAIL
1 1/2" = 1'-0"



10 DOOR SILL AT PORCH
1 1/2" = 1'-0"



11 DETAIL AT PORCH RAILING
1 1/2" = 1'-0"

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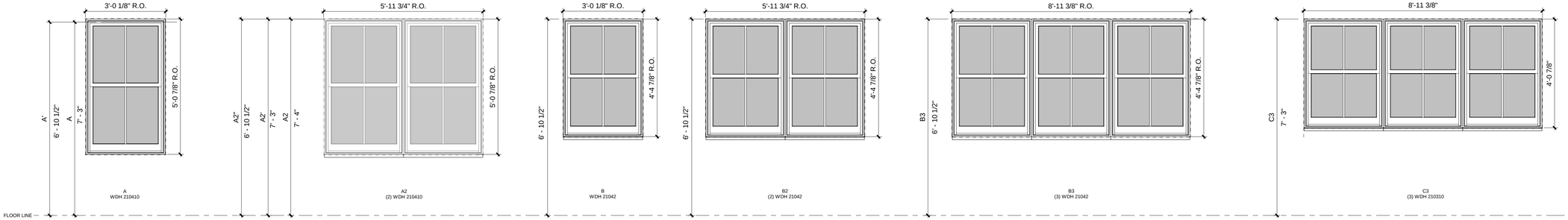
EXTERIOR DETAILS

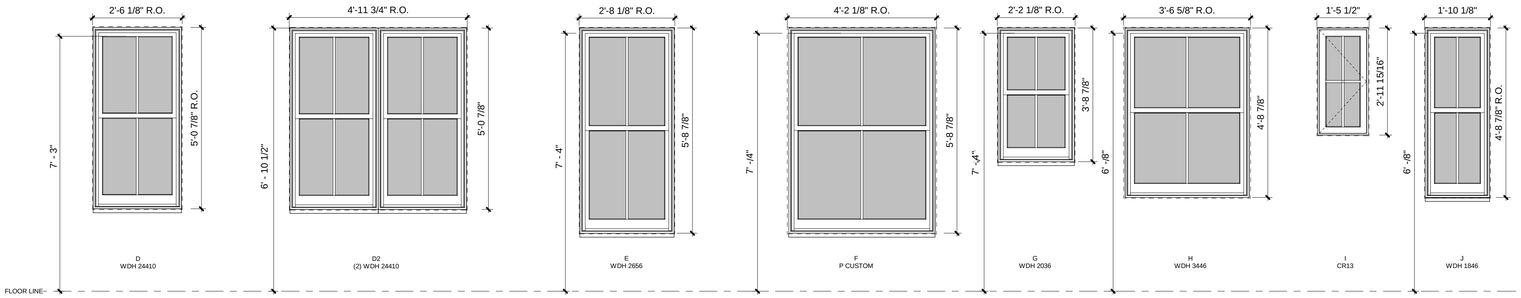
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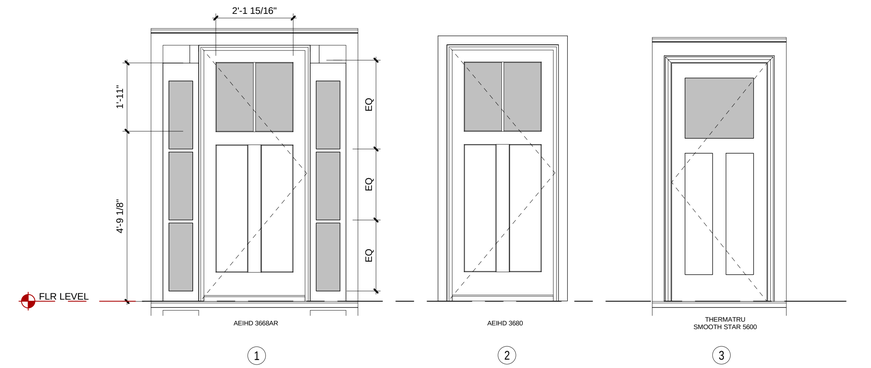
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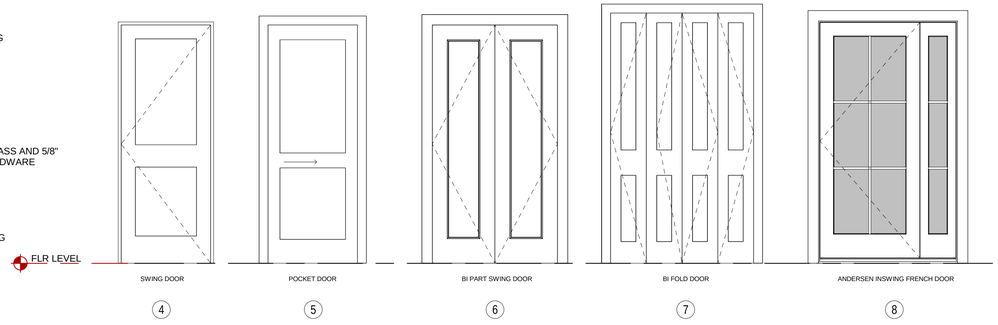
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30 x 42









DOOR NOTES

EXTERIOR DOOR SPECIFICATIONS:

- MARVIN DOOR TO BE ELEVATE SERIES FRENCH DOOR WITH SDL MUNTINS, PRIMED INTERIOR, EXTERIOR FIBERGLASS COLOR TO BE SELECTED WITH NORTHFIELD HARDWARE, FINISH TO BE SELECTED.

-OTHER EXTERIOR DOORS TO BE SIGNATURE DOORS, 1-3/4" THICKNESS, STYLES AS SHOWN, PAINTED.

- LOW-E GLASS WITH 5/8" MUNTINS PATTERNS AS SHOWN

- VERIFY SPECIFICATION SELECTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDER

- PROVIDE SHOP DRAWINGS OF ALL PRODUCTS FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO ORDERING

INTERIOR DOOR SPECIFICATIONS:

- THICKNESS TO BE 1-3/4"

- TRUSTILE SOLID MDF FLAT 2-PANEL WITH STICKING TO BE SELECTED, PAINTED

- HARDWARE IS TO BE SELECTED, SEE SPECIFICATIONS.

- PROVIDE SHOP DRAWINGS OF ALL PRODUCTS FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO ORDERING

WINDOW NOTES

- FIXED, AWNING AND DOUBLE-HUNG WINDOWS TO BE ANDERSEN 400 SERIES WOODWRIGHT WITH LOW E GLASS AND 5/8" SDL MUNTINS PATTERN AS SHOWN, PRIMED INTERIOR, EXTERIOR FIBERGLASS COLOR TO BE SELECTED, HARDWARE FINISH TO BE SELECTED.

- PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE.

- VERIFY SPECIFICATION SELECTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDER

- PROVIDE SHOP DRAWINGS OF ALL PRODUCTS FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO ORDERING

WINDOW SCHEDULE - ANDERSEN 400 SERIES

TYPE	OPERATION	R.O. DIMENSIONS		MODEL NUMBER	NOTES
		HEIGHT	WIDTH		
A	DOUBLE HUNG	5' - 0 7/8"	3' - 0 1/8"	WDH 210410	
A2	DOUBLE HUNG	5' - 0 7/8"	5' - 11 3/4"	(2) WDH 210410	TIGHT MULLED
A2'	DOUBLE HUNG	5' - 0 7/8"	5' - 11 3/4"	(3) WDH 210410	TIGHT MULLED
A2"	DOUBLE HUNG	5' - 0 7/8"	5' - 11 3/4"	(2) WDH 210410	TIGHT MULLED
A'	DOUBLE HUNG	5' - 0 7/8"	3' - 0 1/8"	WDH 210410	
B	DOUBLE HUNG	4' - 4 7/8"	3' - 0 1/8"	WDH 21042	
B2	DOUBLE HUNG	4' - 4 7/8"	5' - 11 3/4"	(2) WDH 21042	TIGHT MULLED
B3	DOUBLE HUNG	4' - 4 7/8"	8' - 11 3/8"	(3) WDH 21042	TIGHT MULLED
C3	DOUBLE HUNG	4' - 0 7/8"	8' - 11 3/8"	(3) WDH 210310	TIGHT MULLED
D	DOUBLE HUNG	5' - 0 7/8"	3' - 0 1/8"	WDH 210410	
D2	DOUBLE HUNG	5' - 0 7/8"	4' - 11 3/4"	(2) WDH 24410	TIGHT MULLED
E	DOUBLE HUNG	5' - 8 7/8"	2' - 8 1/8"	WDH 2656	V.I.F., REUSE EX. OPENINGS
F	PICTURE	5' - 8 7/8"	4' - 2 1/8"	PA CUSTOM	V.I.F., REUSE EX. OPENINGS
G	DOUBLE HUNG	3' - 8 7/8"	2' - 2 1/8"	WDH 2036	V.I.F., REUSE EX. OPENINGS
H	DOUBLE HUNG	4' - 8 7/8"	3' - 6 5/8"	WDH 3446	V.I.F., REUSE EX. OPENINGS
I	AWNING	2' - 11 15/16"	1' - 5 1/2"	AW13	V.I.F., REUSE EX. OPENINGS
J	DOUBLE HUNG	4' - 8 7/8"	1' - 10 1/8"	WDH 1846	V.I.F., REUSE EX. OPENINGS
L	DOUBLE HUNG	5' - 0 7/8"	2' - 6 1/8"	WDH 24410	V.I.F., REUSE EX. OPENINGS

DOOR SCHEDULE - EXTERIOR

DOOR NUMBER	TYPE	OPERATION	DOOR DIMENSIONS			MODEL NUMBER	MANUFACTURER	NOTES
			WIDTH	HEIGHT	THICKNESS			
100	1	SIMPLE SWING	3' - 1 7/16"	6' - 10"	0' - 1 3/4"	PL236	Marvin Windows and Doors	WITH 2 SIDELITES
103	2	SIMPLE SWING	3' - 1 7/16"	7' - 2"	0' - 1 3/4"	PL236	Marvin Windows and Doors	
104	2	SIMPLE SWING	3' - 1 7/16"	7' - 2"	0' - 1 3/4"	PL236	Marvin Windows and Doors	
105	2	SIMPLE SWING	3' - 1 7/16"	7' - 2"	0' - 1 3/4"	PL236	Marvin Windows and Doors	

DOOR SCHEDULE - INTERIOR

DOOR NUMBER	TYPE	OPERATION	DOOR DIMENSIONS			MANUFACTURER	REMARKS
			WIDTH	HEIGHT	THICKNESS		
001	29		3' - 0"	6' - 8"	0' - 1 3/8"		
101	4	HIDDEN DOOR	2' - 6"	6' - 6"	0' - 1 3/4"		
102	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
200	7	BIFOLD	5' - 0"	7' - 0"	0' - 1 3/4"		
201	8	SIMPLE SWING	4' - 0"	6' - 10"	0' - 1 3/4"	Marvin Windows and Doors	
202	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
206	4	SIMPLE SWING	2' - 4"	6' - 8"	0' - 1 3/4"		
207	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
207A	6	BI-SWING	4' - 0"	6' - 8"	0' - 1 3/4"		
208	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
311	HH		3' - 0"	6' - 8"	0' - 1 3/8"		
301	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
301B	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
301C	6	BI PART SWING	4' - 0"	5' - 0"	0' - 1 3/4"		
302	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
302A	7	BIFOLD	5' - 0"	7' - 0"	0' - 1 3/4"		
303A	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
303B	4	SIMPLE SWING	1' - 6"	6' - 8"	0' - 1 3/4"		
304	5	POCKET	2' - 8"	6' - 8"	0' - 1 3/4"		
305	4	SWING	2' - 8"	6' - 8"	0' - 1 3/4"		
307	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		
307A	5	POCKET	2' - 6"	6' - 8"	0' - 1 3/4"		
308	4	SIMPLE SWING	2' - 6"	6' - 8"	0' - 1 3/4"		

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No.	Description	Date

DOOR & WINDOW - SCHEDULES

Job Number: 21-099 | Scale: As indicated | Drawn By: Author | Date: 06/26/2023

A5.1

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30 x 42



2 LOOKING NORTHWEST ON WYMAN ST



4 LOOKING SOUTHEAST ON MASS AVE

3 LOOKING NORTH ON MASS AVE

ARB PACKAGE
06/26/2023

OLSON LEWIS + ARCHITECTS
architecture planning interiors
17 Elm Street Manchester, MA 01944
978 526 4386 www.olsonlewis.com

Renovation to:
355 MASSACHUSETTS AVENUE
Arlington, MA 02474

REVISIONS

No.	Description	Date

VIEWS

Job Number 21-099 | Scale | Drawn By Author | Date 06/26/2023

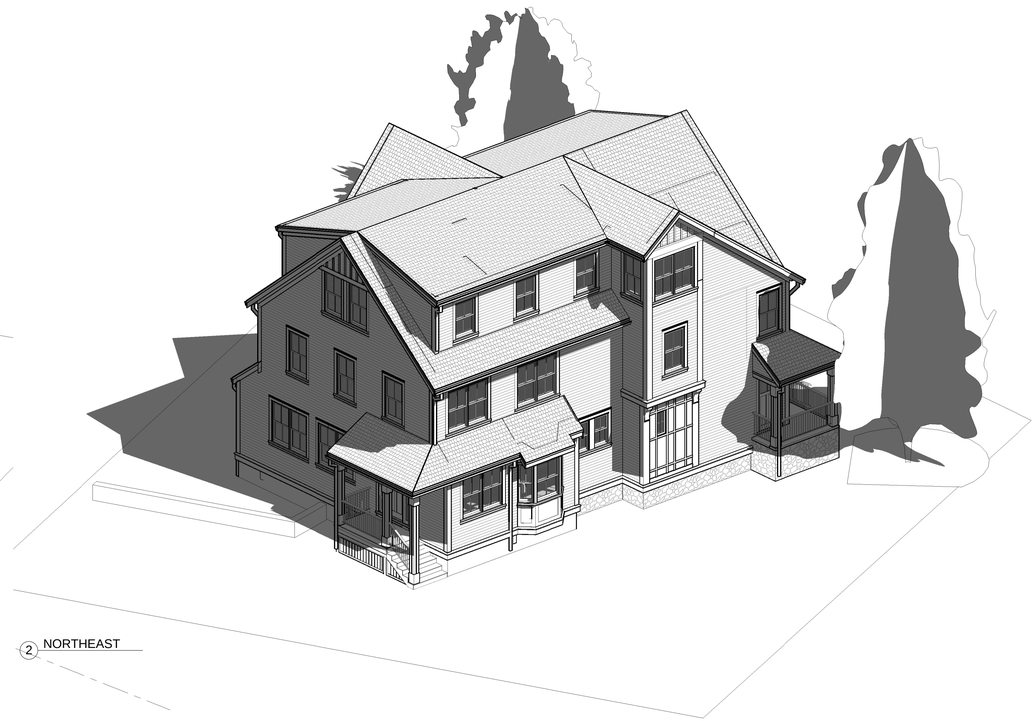
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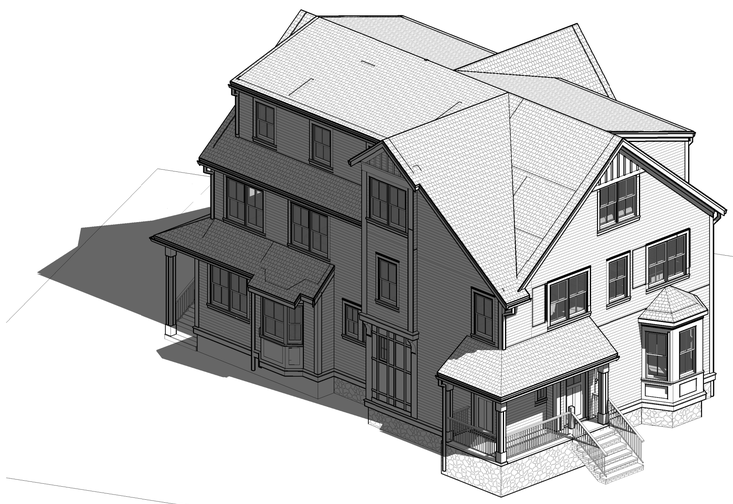
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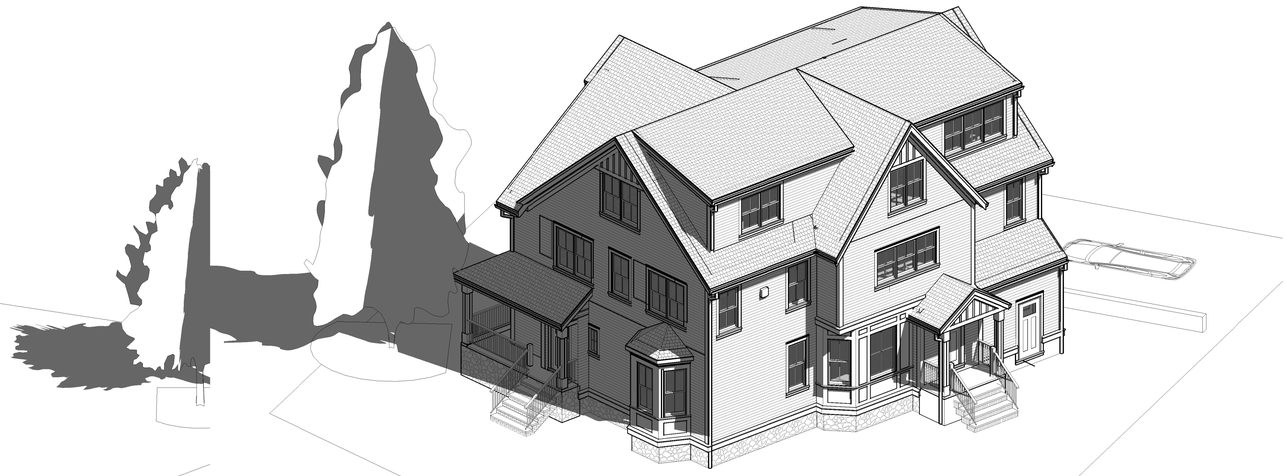
1 SOUTHEAST



2 NORTHEAST



3 NORTHWEST



4 SOUTHWEST

ARB PACKAGE
06/26/2023

OLSON LEWIS + ARCHITECTS
architecture planning interiors
17 Elm Street Manchester, MA 01944
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355 MASSACHUSETTS AVENUE
Arlington, MA 02474

REVISIONS

No.	Description	Date

VIEWS

Job Number 21-099 | Scale | Drawn By Author | Date 06/26/2023

A8.2

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Town of Arlington, Massachusetts

Department of Planning & Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To:	Arlington Redevelopment Board
From:	Claire Ricker, Secretary Ex-Officio
Subject:	Environmental Design Review, 355 Massachusetts Avenue, Arlington, MA Docket #3759
Date:	August 22, 2023

I. Docket Summary

This is an application by Matt DeMello of DeMello Fine Building and Woodworking, 355 Massachusetts Avenue, Arlington, builder of the property at 355 Massachusetts Avenue, Arlington, MA, for Special Permit Docket #3759 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of significant exterior renovation and addition of a covered porch to a mixed use building on Massachusetts Avenue. The opening of the Special Permit is to allow the Board to review and approve the proposed changes in accordance with the provisions of Section 3.4.2 Applicability.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Impact statement;
- Building Plans and elevations; and,
- Shadow study

The property at 355 Massachusetts Avenue has been used for many years as a dentist's office and residence; the owner of the property seeks to renovate the interior and exterior of the existing building including addition of a covered porch on the Massachusetts Avenue frontage. Section 3.4.2 *Applicability* directs the Redevelopment Board to review any requests for changes to facades for properties on Massachusetts Avenue via

Environmental Design Review.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. **Section 3.3.3.A.**
   The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

   A business and residence have been established at this site for many years; it is a pre-existing, conforming multi-use in the B1 Neighborhood Office Zoning District. The project is the subject of the special permit as required by Section 3.4.2 Applicability. The Board can find that this condition is met.

2. **Section 3.3.3.B.**
   The requested use is essential or desirable to the public convenience or welfare.

   A combination residence and dentist's office has operated from this location for many years, and this business provides a necessary service for the community. The Board can find that this condition is met.

3. **Section 3.3.3.C.**
   The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

   There are no proposed changes to the use of the property thus there are no anticipated changes to current traffic congestion or pedestrian safety. The Board can find that this condition is met.

4. **Section 3.3.3.D.**
   The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

   There are no proposed changes to the use of the property thus there are no anticipated changes to current traffic congestion or pedestrian safety. The Board can find that this condition is met.

5. **Section 3.3.3.E.**
   Any special regulations for the use as may be provided in the Bylaw are fulfilled.

   No special regulations are applicable to the proposal. The Board can find that this condition is met.

6. **Section 3.3.3.F.**
   The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

   The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. **Section 3.3.3.G.**
   The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

   The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. **EDR-1 Preservation of Landscape**
   The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

   There are no proposed changes to the landscaping or site grading. The Board can find that this condition is met.

2. **EDR-2 Relation of the Building to the Environment**
   Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

   The building footprint will remain the same, apart from a new rear entry porch. The exterior modifications to the building are intended to simplify the existing massing to fit the existing character of the neighborhood. The existing porch will receive a new roof which is also within the existing character of the neighborhood. New dormers will be added on the third floor for additional living space. The Board can find that this condition is met.

3. **EDR-3 Open Space**
   All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no proposed changes to open space as a result of this proposal and the useable open space has been identified and complies with the ZBL. The Board can find that this condition is met.

4. **EDR-4 Circulation**

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The project plans do not show a bicycle parking area as the driveway and parking for the building are for residential use, there is ample on-street parking and there are no changes to any circulation patterns. The Board can find that this condition is met.

5. **EDR-5 Surface Water Drainage**

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The planned renovations do not substantially increase the surface area of the existing structure. The new porch roofs will be installed with gutters to direct water run-off on

site. The Board can find that this condition is met.

6. **EDR-6 Utilities Service**
   Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

   There will be no changes to the above and below ground utility services as a result of this proposal. The Board can find that this condition is met.

7. **EDR-7 Advertising Features**
   The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

   The existing signage will remain in place. The Board can find that this condition is met.

8. **EDR-8 Special Features**
   Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shallreasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

   No changes are proposed. The Board can find that this condition is met.

9. **EDR-9 Safety**
   With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

   The covered front porch and new rear entry porch improve the overall access to and from the building. The Board can find that this condition is met.

10. **EDR-10 Heritage**
    With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

    The building at 355 Massachusetts Avenue is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The Board can find that this condition is met.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The building use is typical for the area and has been the same use since 1980. The proposal extends the existing ridge and adds dormers but does not increase the height of the existing structure. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

Energy star certified appliances and mechanical systems are proposed and the building will be insulated to current energy codes, greatly reducing heat and cooling loads.. The Board can find that this condition is met.

IV. Findings

1. The ARB finds that the nature of the use being made of the building is such that allowing exterior renovations and addition of a front porch roof and rear entry porch is in the public interest consistent with Section 3.4 of the Zoning Bylaw.

2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

V. Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

Town of Arlington, Massachusetts

Public Hearing Docket #3752, Calyx Peak, 251 Summer Street

Summary:

8:45 pm Notice is herewith given that an application has been filed on May 2, 2023, by Calyx Peak of MA, Inc., P.O. Box 1358, Mansfield, MA, 02048, to open Special Permit Docket #3752 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to establish a marijuana retail establishment at 251 Summer Street, Arlington, MA in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Calyx_Arlington_ARB_Application_4.28.23.pdf	Docket #3752 Special Permit Application

DocuSign Envelope ID: 49DBBA7D-6972-4B60-915A-C4FEF5D24AB5

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 251 Summer Street

   Assessors Block Plan, Block, Lot No. 79-1-2 Zoning District B4

2. Deed recorded in the Registry of deeds, Book 48724, Page 385.

   -or- registered in Land Registration Office, Cert. No. _____, in Book_____, Page _____.

3. Present Use of Property (include # of dwelling units, if any)

   Commercial, Auto retail/repair

4. Proposed Use of Property (include # of dwelling units, if any)

   Adult-use retail marijuana dispensary

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:

   Name of Applicant(s) Erin Carachilo

   Organization Calyx Peak of MA, Inc. d/b/a Local Cannabis Co.

   Address PO Box 1358 (Street), Mansfield, MA 02048 (City, State, Zip)

   Phone (610) 368-5895 Email erin.carachilo@calyxpeak.com

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

   ☐ Property owner ☐ Purchaser by land contract

   ☐ Purchaser by option or purchase agreement ☒ Lessee/tenant

3. **Property Owner** ☐ Check here if applicant is also property owner

   Identify the person or organization that owns the subject property:

   Name: Arlington Autos LLC Title: _____

   Organization: C/O John Finochetti Phone: _____

   Address 55R Dudley Street (Street), Arlington, MA 02476 (City, State, Zip)

   Phone _____ Email _____

DocuSign Envelope ID: 49DBBA7D-6972-4B60-915A-C4FEF5D24AB5

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name: Peter D'Agostino Title: _____

Organization: Tenax Strategies Phone: (617) 416-5344

Address 100 Franklin Street, Suite 404 (Street), Boston, MA 02110 (City, State, Zip)

Phone (617) 416-5344 Email peter@tenaxstrategies.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
Section 3.4	Environmental Design Review

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s)	title(s)
Section 5.3.21A	We are requesting to waive the buffer requirement in this section as we are only working with the existing building and are not able to move the structure. We are adding privacy slats to the existing chain link fence, and replacing pavement with landscaping.

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that Calyx Peak of MA, Inc. d/b/a Local Cannabis Co. is the ~~owner~~ -or- occupant -or- ~~purchaser~~ under agreement of the property in Arlington located at 251 Summer Street which is the subject of this application; and that ~~unfavorable action has~~ -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

DocuSigned by: Erin Carachilo 72667749C35547B... | Erin Carachilo | 4/28/2023

Signature of Applicant(s)

Erin Carachilo | 6,103,685,895.00

Address | Phone

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 251 SUMMER ST.

Zoning District (B4)

Owner: ARLINGTON AUTOS, LLC

Address: 251 SUMMER ST.

Present Use/Occupancy: No. of Dwelling Units:
AUTO RETAIL / REPAIR

Uses and their gross square feet:
1,640 +/- SF

Proposed Use/Occupancy: No. of Dwelling Units:
RETAIL CANNABIS / AUTO

Uses and their gross square feet:
1,260 +/- / 380 +/-

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use	
Lot Size	18,733 +/- SF	SAME	min. N/A	
Frontage	247' +/-	SAME	min. 50'	
Floor Area Ratio	0.087	SAME	max. 1.0	
(BLDG.) Lot Coverage (%), where applicable	8.7%	SAME	max. N/A	
Lot Area per Dwelling Unit (square feet)	N/A	→	min. →	
Front Yard Depth (feet)	36.6'	SAME	min. N/A	
Side Yard Width (feet) right side	73'	SAME	min. N/A	
left side	71'	SAME	min. N/A	
Rear Yard Depth (feet)	2.5'	SAME	min. 6'	*
Height			min.	
Stories	1	SAME	stories 3 MAX	
Feet	16.5'	18.25'	feet 35' MAX	
Open Space (% of ~~G.F.A.~~ LOT)	14%	41%	min. N/A	
Landscaped (square feet)	14%	48%	(s.f.) —	
Usable (square feet)	0%	16.5%	(s.f.) 10%	
Parking Spaces (No.)	UNKNOWN	20	min. 5	
Parking Area Setbacks (feet), where applicable	2'	5.5'	min. 10'	*
Loading Spaces (No.)	0	SAME	min. 0	
Type of Construction				
Distance to Nearest Building	28' +/-	SAME	min. —	

* PRE-EXISTING NON CONFORMING (IMPROVED WHERE POSSIBLE)

Updated August 28, 2018

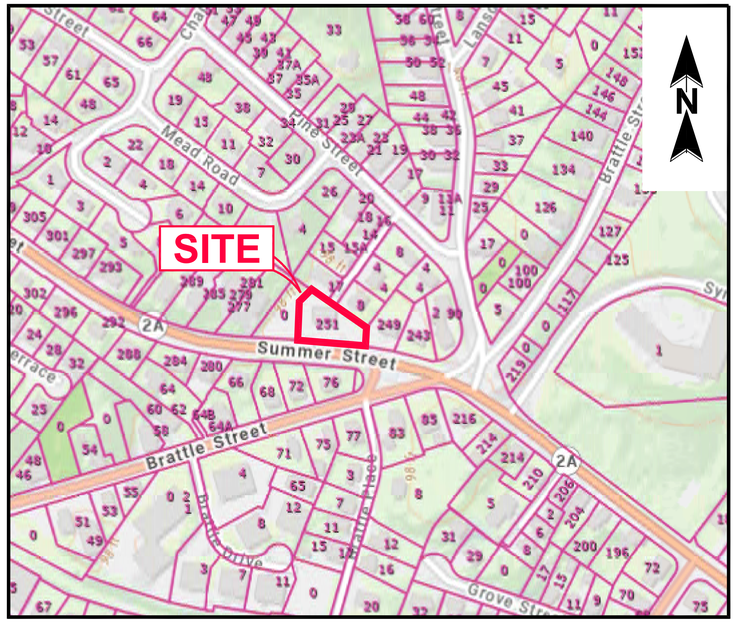
SITE PLAN

Site Plans
for
Local Cannabis
at
251 Summer Street
Arlington, Massachusetts

March 23, 2023

Revisions			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

PLAN INDEX	
SITE/CIVIL DRAWINGS	
COVER SHEET	C.1
EXISTING CONDITIONS PLAN	C.2
LAYOUT AND MATERIALS PLANS	C.3
GRADING & DRAINAGE PLAN	C.4
LANDSCAPE & LIGHTING PLAN	C.5
CONSTRUCTION DETAILS	C.6 & C.7
ARCHITECTURAL DRAWINGS	
COVER SHEET	T1
AS-BUILT FLOOR PLAN	AB1
AS-BUILT ELEVATIONS	AB2
PROPOSED FLOOR PLAN	A1
PROPOSED ELEVATIONS	A2



LOCUS MAP

Prepared by:

ALLEN ENGINEERING
& ASSOCIATES, INC.
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212
www.allen-ea.com

Site Owner:
Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

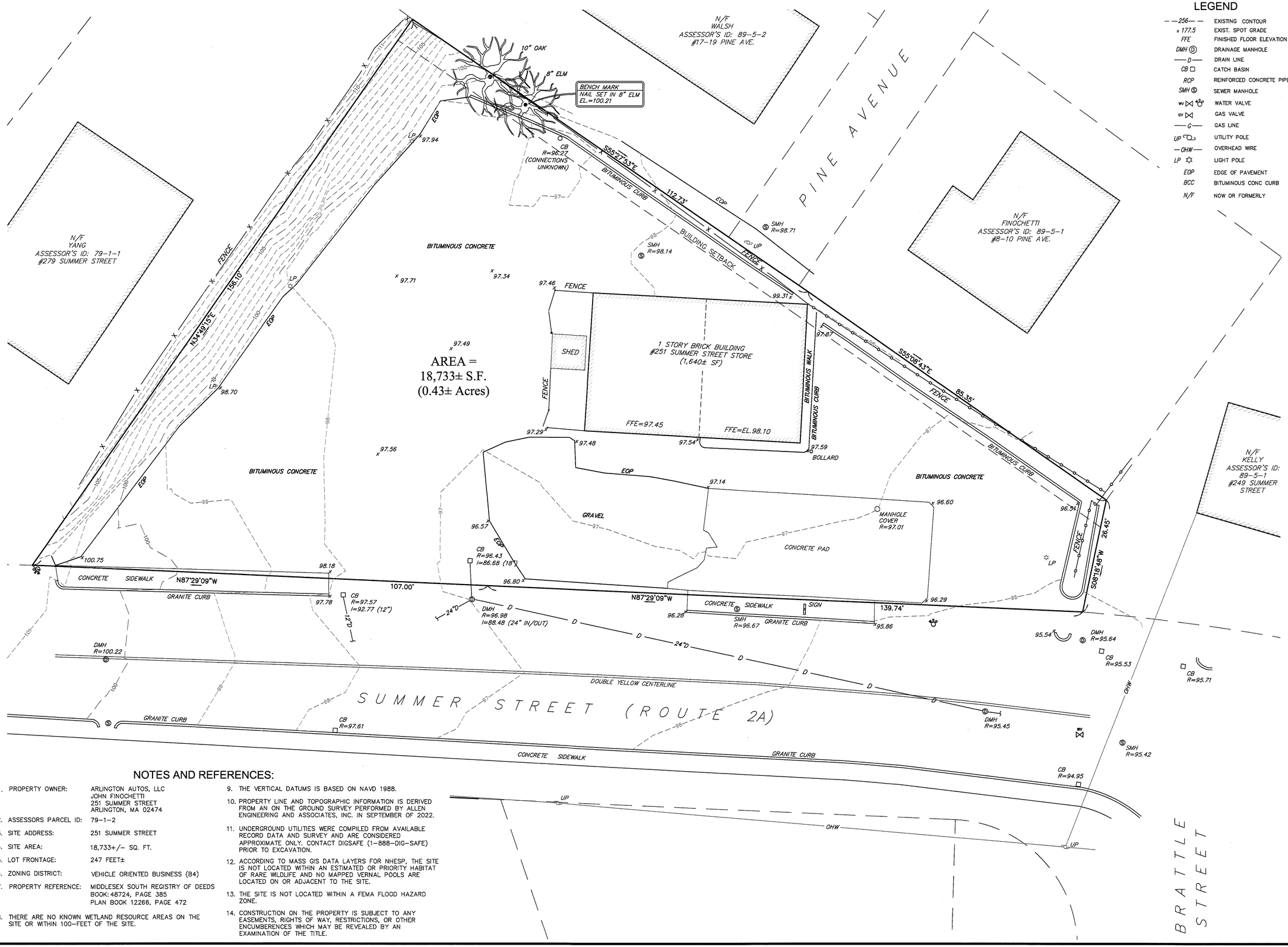
Applicant:
Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

Project Manager:
Tenax Strategies
100 Franklin Street
Suite 404
Boston, MA 02110

Architect:
James D. Smith, Architect
522 Bay Lane
Centerville, MA 02632

General Contractor:
Kenco Development LLC
591 North Ave.
Suite A2
Wakefield, MA 01880

JOB NO: 00459 | SHEET: C.1



LEGEND

256	EXISTING CONTOUR
x 177.5	EXIST. SPOT GRADE
FFE	FINISHED FLOOR ELEVATION
DMH (D)	DRAINAGE MANHOLE
D	DRAIN LINE
CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
SMH (S)	SEWER MANHOLE
wv	WATER VALVE
gv	GAS VALVE
G	GAS LINE
UP	UTILITY POLE
OHW	OVERHEAD WIRE
LP	LIGHT POLE
EOP	EDGE OF PAVEMENT
BCC	BITUMINOUS CONC CURB
N/F	NOW OR FORMERLY

NOTES AND REFERENCES:

1. PROPERTY OWNER: ARLINGTON AUTOS, LLC
   JOHN FINOCHETTI
   251 SUMMER STREET
   ARLINGTON, MA 02474
2. ASSESSORS PARCEL ID: 79-1-2
3. SITE ADDRESS: 251 SUMMER STREET
4. SITE AREA: 18,733+/- SQ. FT.
5. LOT FRONTAGE: 247 FEET±
6. ZONING DISTRICT: VEHICLE ORIENTED BUSINESS (B4)
7. PROPERTY REFERENCE: MIDDLESEX SOUTH REGISTRY OF DEEDS
   BOOK: 48724, PAGE 385
   PLAN BOOK 12266, PAGE 472
8. THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SITE OR WITHIN 100-FEET OF THE SITE.
9. THE VERTICAL DATUMS IS BASED ON NAVD 1988.
10. PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES, INC. IN SEPTEMBER OF 2022.
11. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
12. ACCORDING TO MASS GIS DATA LAYERS FOR NHESP, THE SITE IS NOT LOCATED WITHIN AN ESTIMATED OR PRIORITY HABITAT OF RARE WILDLIFE AND NO MAPPED VERNAL POOLS ARE LOCATED ON OR ADJACENT TO THE SITE.
13. THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE.
14. CONSTRUCTION ON THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OR OTHER ENCUMBERENCES WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WALTER R. KNAPIK
NO. 38583
PROFESSIONAL LAND SURVEYOR
3.10.2023
PROFESSIONAL LAND SURVEYOR

Existing Conditions Plan

for

Local Cannabis

at

251 Summer Street
Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · Phone
www.allen-ea.com

SCALE: 1"=10 FEET

0 10 20 30

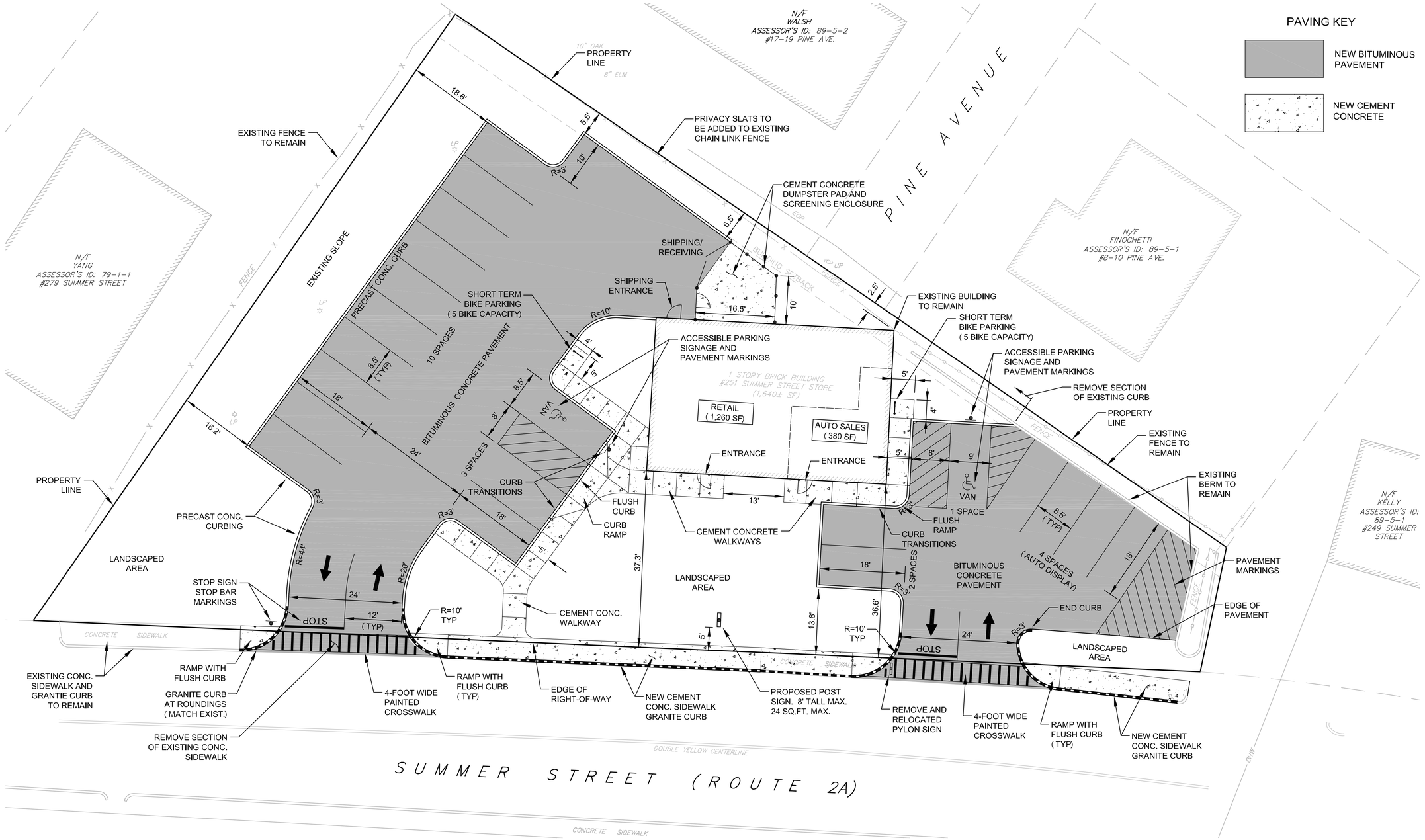
DATE: March 10, 2023

REVISIONS

#	DATE	DESCRIPTION	INIT
1			
2			
3			
4			
5			

JOB NO: 00459

SHEET: C.2



BICYCLE PARKING TABLE

USE	GROSS FLOOR AREA	LONG TERM REQ'D/ LONG TERM PROVIDED	SHORT TERM REQ'D/ SHORT TERM PROVIDED
RETAIL	1,260 SF	0.10/1000 SF=0.13 SP/ 1 SPACE PROVIDED	0.60/1000 SF=0.76 SP/ 5 SPACES PROVIDED
AUTO SALES	380 SF	0.08/1000 SF=0.3 SP/ 1 SPACES PROVIDED	0.06/1000 SF=0.02 SP/ 5 SPACES PROVIDED
TOTALS	1,640 SF	2 REQUIRED * 2 PROVIDED	2 REQUIRED 10 PROVIDED

* LONG TERM PARKING SHALL BE PROVIDED INSIDE OF THE BUILDING FOR EACH RESPECTIVE USE.

VEHICULAR PARKING TABLE

USE	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED
RETAIL	1,260 SF	1 SPACE/300 SF (4 SPACES)	13 SPACES
AUTO SALES	380 SF	*1/1,000 GROSS SF (1 SPACE)	7 SPACES
TOTALS	1,640 SF	5 SPACES	** 20 SPACES

* PLUS 1 SPACE PER 1,000 SF OF LOT AREA USED FOR AUTO SALES (612 SF).

** INCLUDES ONE ACCESSIBE SPACE FOR EACH USE IN ACCORDANCE WITH ADA REQUIREMENTS.

ZONING TABLE

ZONING DISTRICT: BUSINESS 4 (B4) – VEHICLE ORIENTED BUSINESS			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	NONE	18,733 S.F.	NO CHANGE
MINIMUM LOT FRONTAGE	50'	247± FEET	NO CHANGE
SETBACKS:			
FRONT	NONE	36.6± FEET	NO CHANGE
SIDE	NONE	73.0± FEET	NO CHANGE
(1) REAR	10 FEET+L/10=6'	2.5± FEET	NO CHANGE
MAX. BUILDING HEIGHT	3 STY/35 FEET	1 STY/16.5 FEET	18.25'
MAX. F.A.R.	1.0	0.087	NO CHANGE
MAX. LOT COVERAGE (BLDG.)	NONE	8.7%	NO CHANGE
MIN. L.S. OPEN SPACE	10%	0%	16.5%

(1) "L" IS THE LENGTH OF A WALL THAT IS PARALLEL (OR WITHIN 45 DEGREES OF PARALLEL), MEASURED PARALLEL TO THE LOT LINE.

OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

MARK E. ALLEN NO. 41799 REGISTERED PROFESSIONAL ENGINEER
3/23
PROFESSIONAL ENGINEER

TITLE:

Layout & Materials Plan
for
Local Cannabis
at
251 Summer Street
Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE: 1"=10 FEET (0, 10, 20, 30)

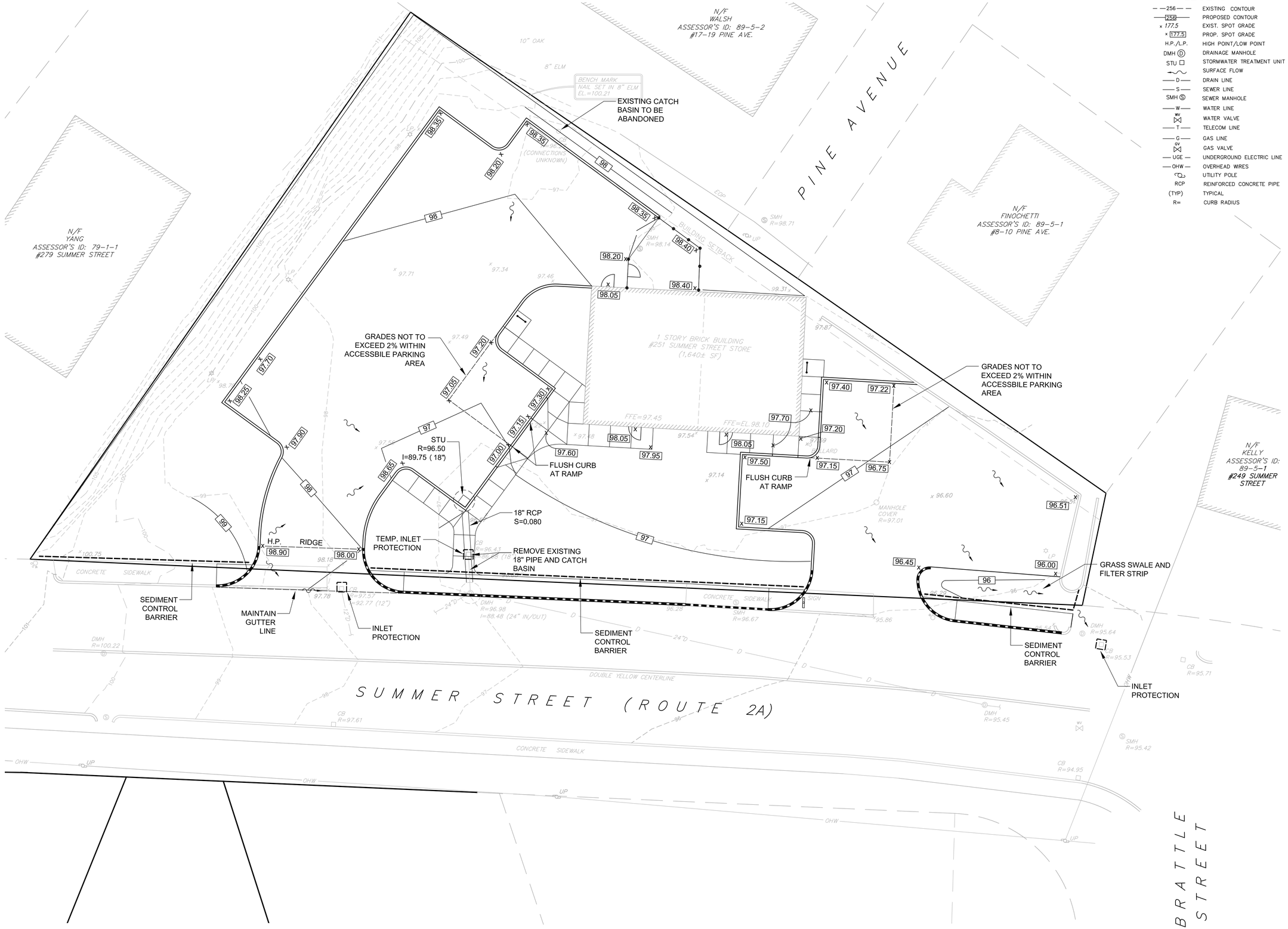
DATE: March 23, 2023

REVISIONS

#	DATE	DESCRIPTION	INIT
1			
2			
3			
4			
5			

JOB NO: 00459

SHEET: C.3



OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER

TITLE:

Grading & Drainage Plan

for

Local Cannabis

at

251 Summer Street
Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · Phone
www.allen-rea.com

SCALE: 1"=10 FEET

0 10 20 30

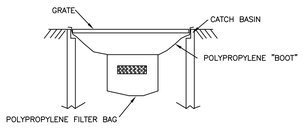
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REVISIONS

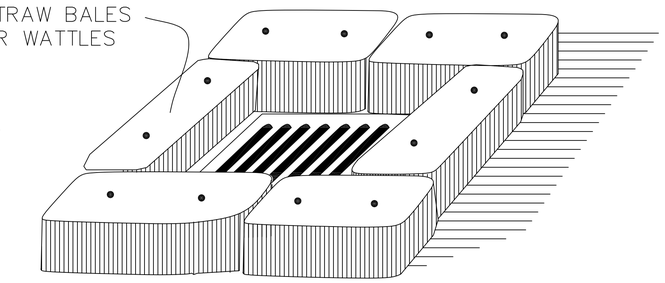
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JOB NO: 00459

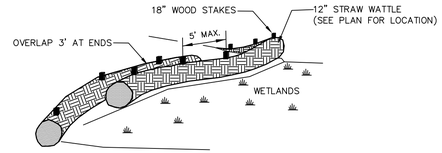
SHEET: C.4



SILTATION BASKET
(FOR PAVED AREAS)
NOT TO SCALE



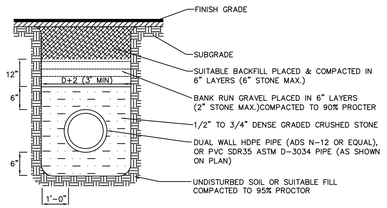
INLET PROTECTION DETAIL
NOT TO SCALE



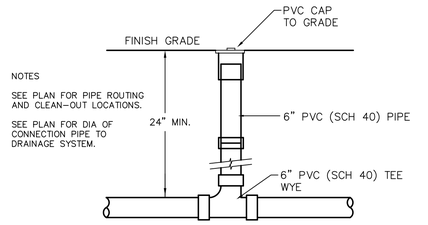
NOTE:
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED THROUGHOUT CONSTRUCTION PERIOD.

2. BARRIER LOCATION SHALL BE MARKED UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR AND INSTALLED PRIOR TO ANY CONSTRUCTION, INCLUDING TREE CUTTING.

SEDIMENT CONTROL BARRIER
NOT TO SCALE

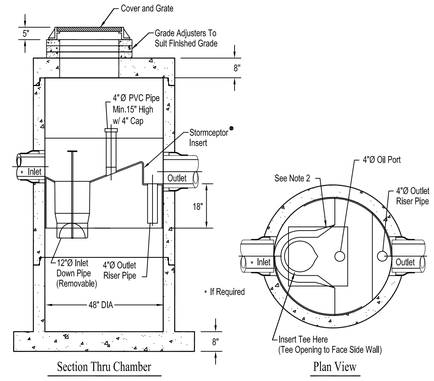


PVC/HDPE PIPE TRENCH
NOT TO SCALE



ROOF DRAIN AND CLEAN OUT DETAIL
NOT TO SCALE

STC 450i Precast Concrete Stormceptor
(450 U.S. Gallon Capacity)



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

STORMWATER TREATMENT UNIT (STORMCEPTOR 450i)
NOT TO SCALE

OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER

TITLE:

Construction Details for Local Cannabis at 251 Summer Street Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · Phone
www.allen-ea.com

SCALE:

0

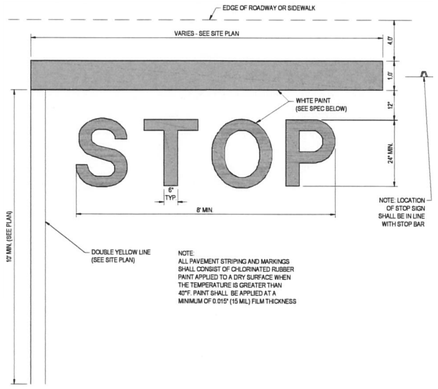
DATE:
March 23, 2023

REVISIONS

#	DATE	DESCRIPTION	INIT
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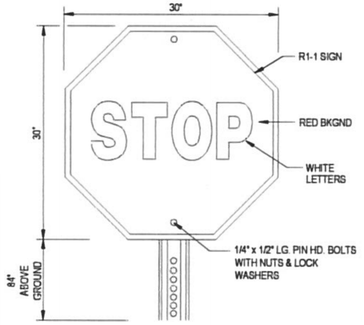
JOB NO: 00459

SHEET: C.6



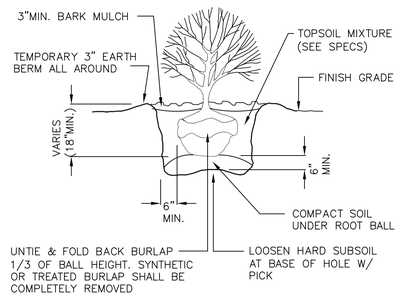
TYPICAL STOP BAR PAVEMENT MARKINGS

NOT TO SCALE



TYPICAL STOP SIGN DETAIL

NOT TO SCALE

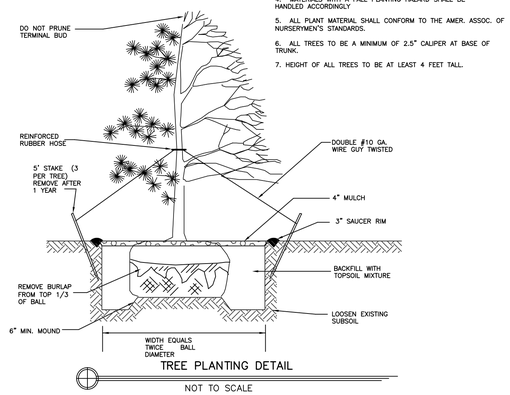


SHRUB PLANTING DETAIL

NOT TO SCALE

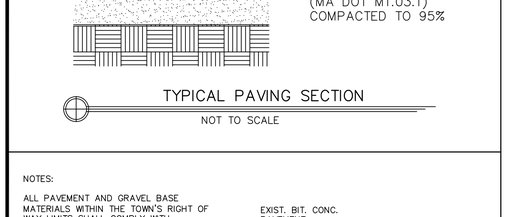
NOTES

1. STAKES TO BE DRIVEN INTO UNDISTURBED SOIL
2. PRUNE ALL BROKEN OR DAMAGED BRANCHES
3. GROUND LINE TO BE THE SAME AS EXISTED AT NURSERY.
4. MATERIALS WITH A FALL PLANTING HAZARD SHALL BE HANDLED ACCORDINGLY
5. ALL PLANT MATERIAL SHALL CONFORM TO THE AMER. ASSOC. OF NURSERYMEN'S STANDARDS.
6. ALL TREES TO BE A MINIMUM OF 2.5" CALIPER AT BASE OF TRUNK.
7. HEIGHT OF ALL TREES TO BE AT LEAST 4 FEET TALL.



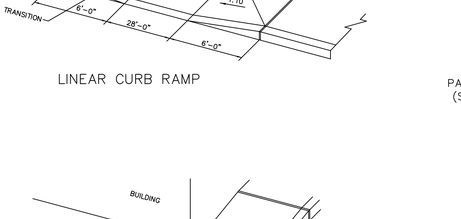
TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL PRECAST CONCRETE CURB

NOT TO SCALE



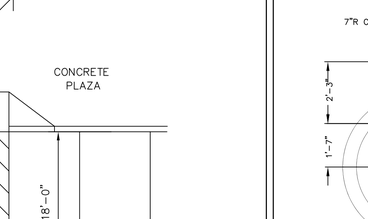
VERTICAL GRANITE CURB

NOT TO SCALE

NOTES:

INSTALL PER MANUFACATURES RECOMENDATIONS.

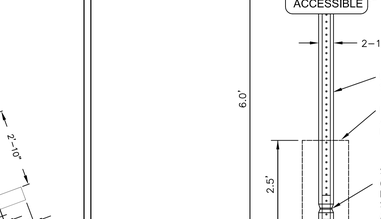
ALL FENCE COMPONENTS TO BE WHITE FINISH.



SOLID PVC FENCE DETAIL

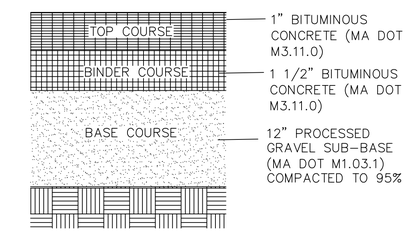
NOT TO SCALE

5 BIKE WAVE BIKE RACK, POWDER-COATED BLACK, SURFACE MOUNT



BIKE RACK DETAIL

NOT TO SCALE

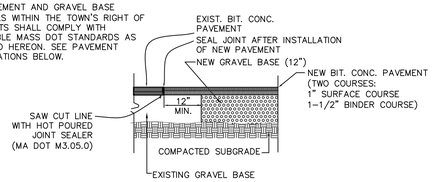


TYPICAL PAVING SECTION

NOT TO SCALE

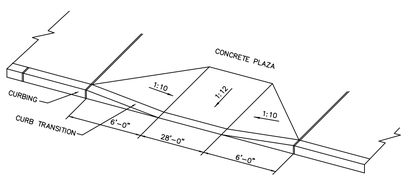
NOTES:

ALL PAVEMENT AND GRAVEL BASE MATERIALS WITHIN THE TOWN'S RIGHT OF WAY LIMITS SHALL COMPLY WITH APPLICABLE MASS DOT STANDARDS AS INDICATED HEREON. SEE PAVEMENT SPECIFICATIONS BELOW.

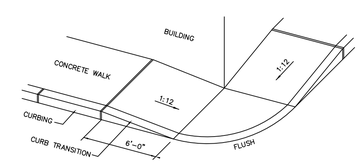


PAVEMENT SAWCUT AND JOINT

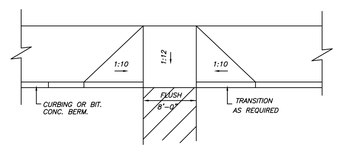
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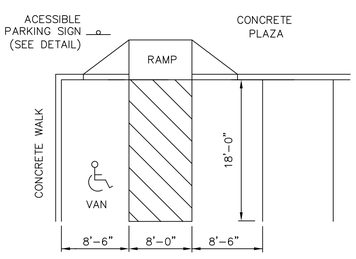


LINEAR CURB RAMP

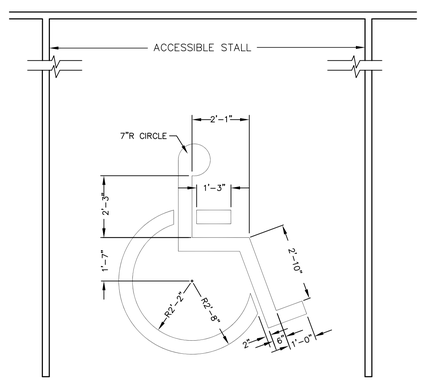


CORNER CURB RAMP

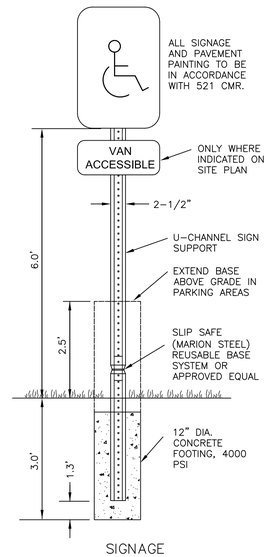




STRIPING SHALL BE 4" WIDE LINES OF WHITE TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT PLAN.



PAVEMENT MARKINGS



SIGNAGE

ACCESSIBLE RAMP, STRIPING AND SIGNAGE

NOT TO SCALE

OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER

TITLE:

Construction Details

for

Local Cannabis

at

251 Summer Street
Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
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140 Hartford Avenue East
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(508) 381-3212 · Phone
www.allen-ea.com

SCALE: 0

DATE: March 23, 2023

REVISIONS

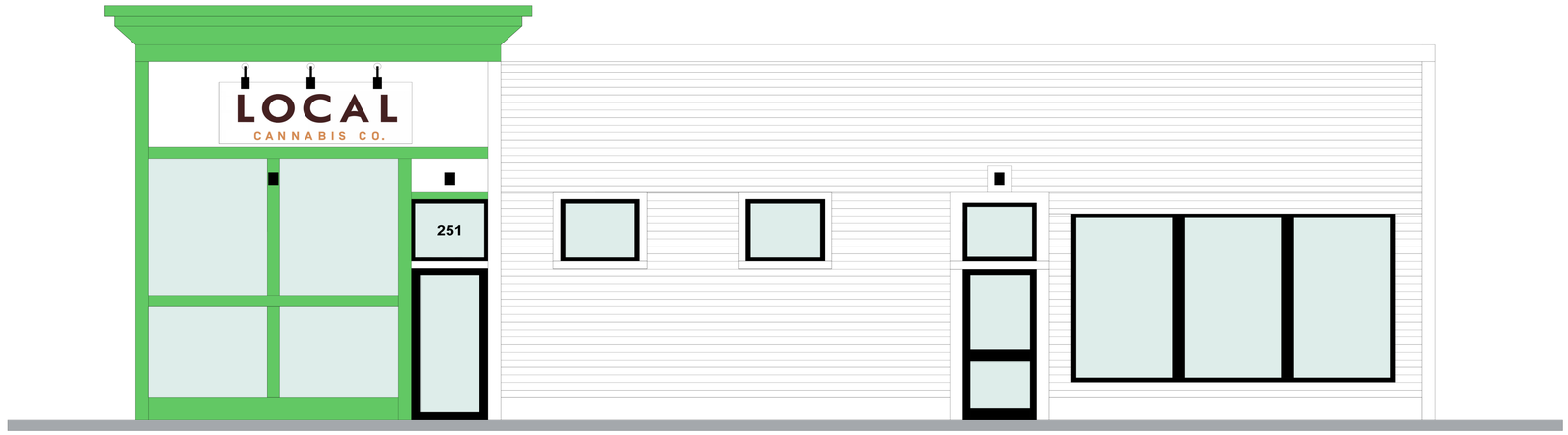
#	DATE	DESCRIPTION	INIT
1			
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JOB NO: 00459

SHEET: C.7

EXISTING CONDITIONS

LOCAL CANNABIS
251 SUMMER STREET
ARLINGTON, MA 02474



PROJECT INFORMATION
LOCAL CANNABIS 251 SUMMER STREET ARLINGTON, MA 02474

OWNER
CALYX PEAK COMPANIES PO BOX 1358 MANSFIELD, MA 02048

PROJECT MANAGER
TENAX STRATEGIES 100 FRANKLIN STREET SUITE 404 BOSTON, MA 02110

GENERAL CONTRACTOR
KENCO DEVELOPMENT LLC 591 NORTH AVE SUITE A2 WAKEFIELD, MA 01880

CIVIL ENGINEER
ALLEN ENGINEERING & ASSOCIATES INC 140 HARTFORD AVE EAST HOPEDALE, MA 01747

SHEET INDEX	
	ARCHITECTURAL
T1	COVER SHEET
AB1	AS-BUILT FLOOR PLAN
AB2	AS-BUILT ELEVATIONS
A1	PROPOSED FLOOR PLAN
A2	PROPOSED ELEVATIONS
	PLUMBING
P*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT
	ELECTRICAL
E*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT
	MECHANICAL
M*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT

JAMES D. SMITH, ARCHITECT
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH11@COMCAST.NET

REGISTERED ARCHITECT
JAMES D SMITH
NO. 03187
YARMOUTH
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

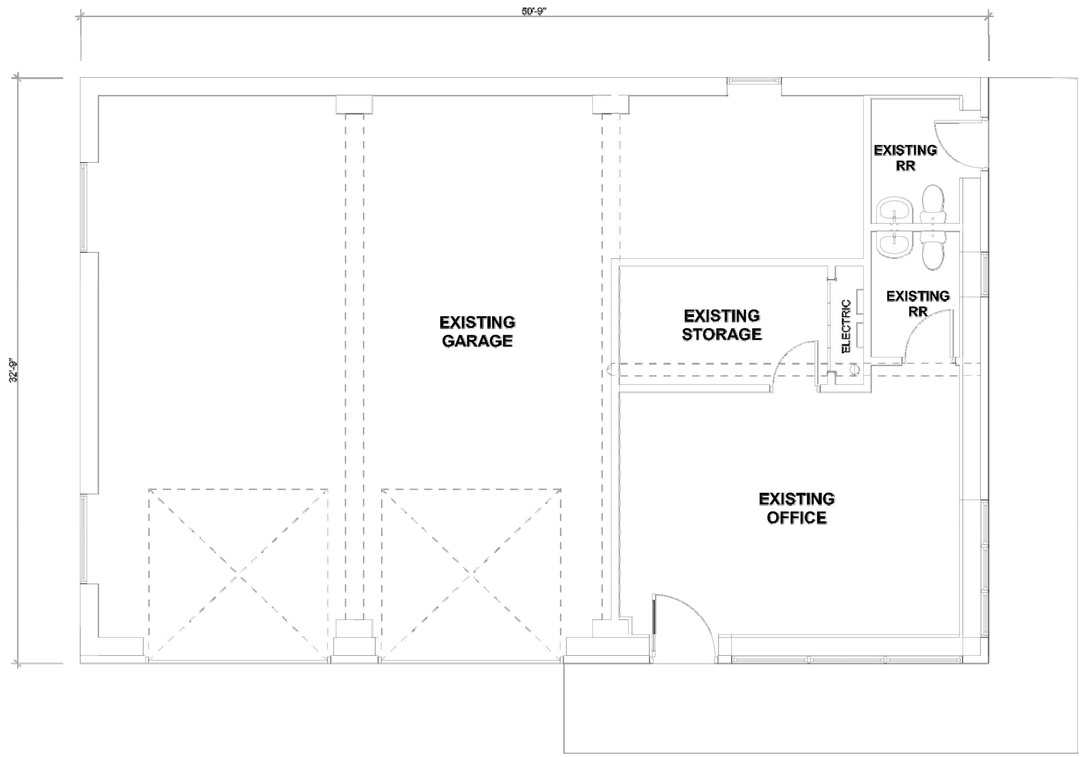
REVISIONS

NO.	DESCRIPTION	BY	DATE
	INITIAL	JDS	01/26/23

JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474
COVERSHEET

SHEET
T1

FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

JAMES D. SMITH, ARCHITECT

522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET

REGISTERED ARCHITECT
JAMES D SMITH
NO. 03187
REGISTERED
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

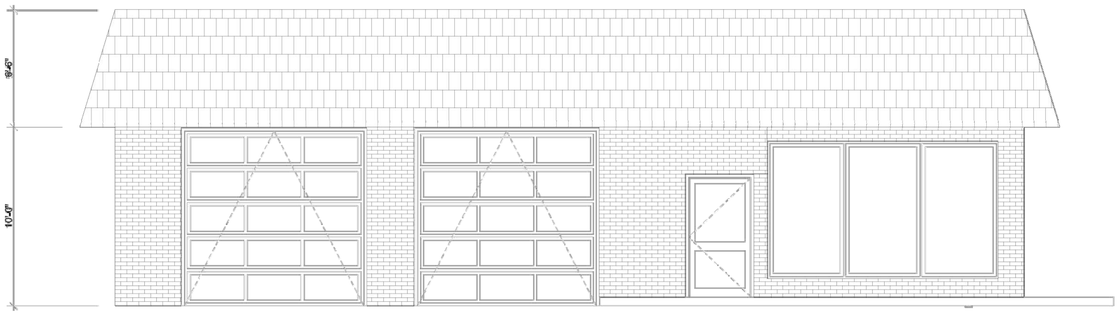
NO.	DESCRIPTION	BY	DATE
	INITIAL	JDS	01/26/23

JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474

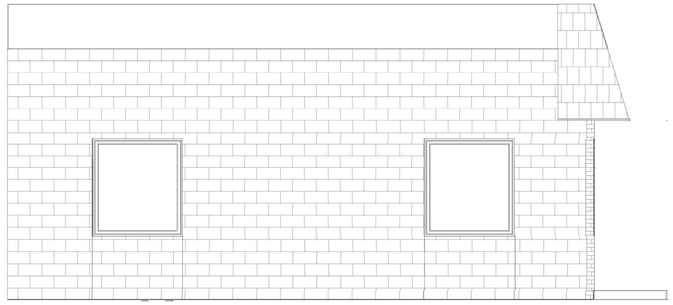
AS-BUILT FLOOR PLAN

SHEET
AB1

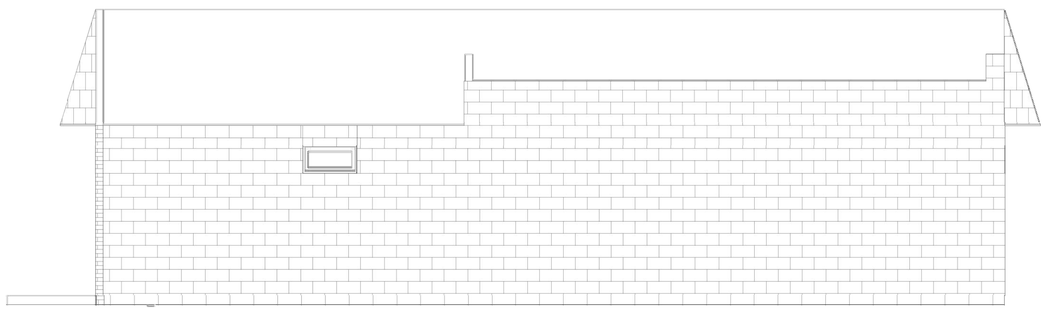
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DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A



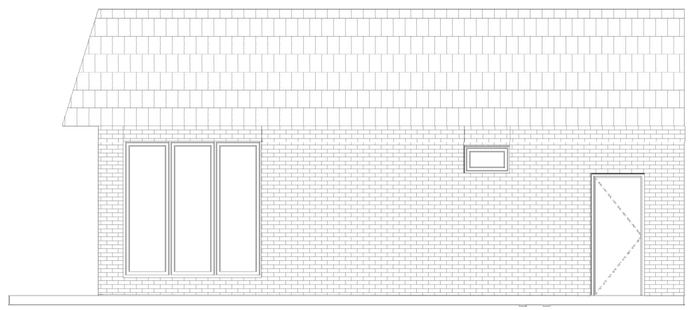
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

JAMES D. SMITH, ARCHITECT
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET

REGISTERED ARCHITECT
JAMES D SMITH
NO. 03187
HYANNISPORT
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	DESCRIPTION	BY	DATE
	INITIAL	JDS	01/26/23

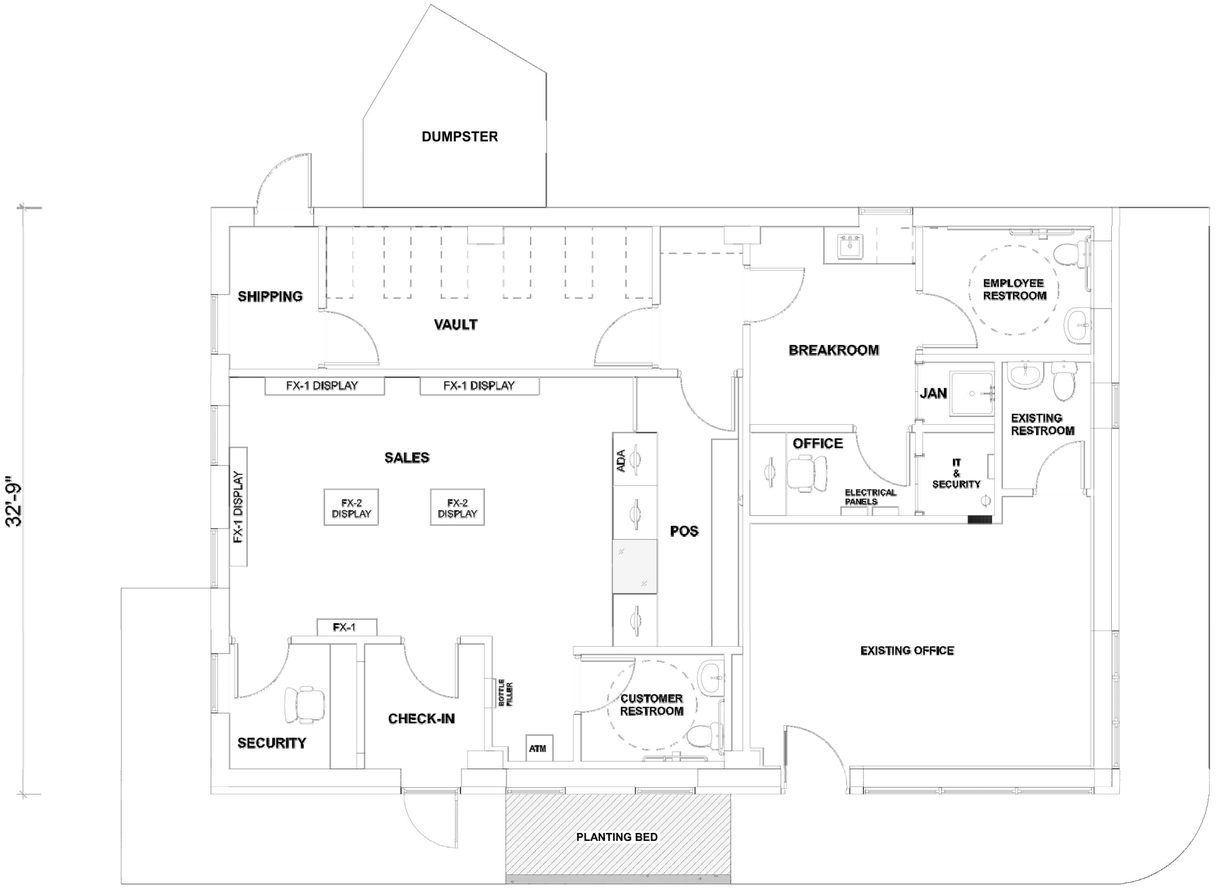
JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474

AS-BUILT ELEVATIONS

SHEET
AB2

FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A

PROPOSED FLOOR PLAN AND ELEVATIONS



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

JAMES D. SMITH, ARCHITECT
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET

REGISTERED ARCHITECT JAMES D SMITH NO. 03187 FALMOUTH MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

NO.	DESCRIPTION	BY	DATE
	INITIAL	JDS	01/26/23

JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474

PROPOSED FLOOR PLAN

SHEET
A1

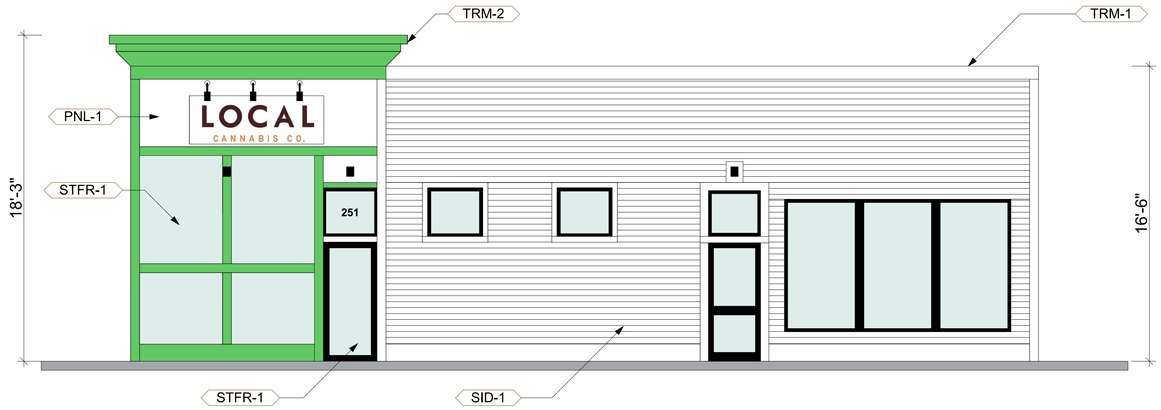
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DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A



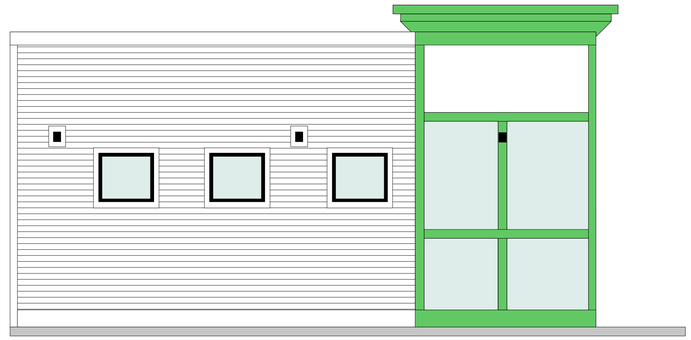
BUILDING SIGN

Externally Illuminated Letters
- "LOCAL" Letters Router Cut From 1" Clear Acrylic
- Spray Finish With Acrylic Polyurethane To Match PMS# TBD
- Stud Mount To Building With .25" Stand-Off Spacers
- "CANNABIS CO." Letters Router Cut From .50" Clear Acrylic
- Spray Finish With Acrylic Polyurethane To Match PMS# TBD
- Stud Mount To Building With .25" Stand Off Spacers
- SEE ELEVATIONS FOR EXACT LOCATION

TAG	MATERIAL	MANUFACTURER/SUPPLIER	FINISH/SIZE	DESCRIPTION	LOCATIONS
EPDM-1	RUBBER ROOFING	EPDM	BLACK	60 MIL BLACK RUBBER EPDM ROOFING	FLAT ROOF AND REAR PARAPET
PNL-1	PVC PANELING	AZEK	PRE-FINISHED WHITE	1X4 TRIM INSTALLED IN PANEL FORM W/ 3/4" PVC SHEET PANELS AS BACKING	FRONT ENTRY AROUND SIGN AREA
TRM-1	PVC TRIM	AZEK	PRE-FINISHED WHITE	1X4 DOOR & WINDOW TRIM, 1X6 CORNER BOARDS, 1X8 ROOF TRIM, 1X10 WATER TABLE	THROUGHOUT EXTERIOR OF BUILDING PER PLANS
TRM-2	PVC TRIM	AZEK	PAINTED GREEN	1X4 DOOR & WINDOW TRIM, 1X6 CORNER BOARDS, 1X8 ROOF TRIM, 1X10 WATER TABLE	FRONT CORNER
SID-1	HARDI CLADBOARD SIDING	JAMES HARDI SIDING	PRE-FINISHED: WHITE	SELECT CEDARMILL FINISH: 4" EXPOSURE	THROUGHOUT EXTERIOR OF BUILDING PER PLANS
STFR-1	STOREFRONT SYSTEM	KAWNEER	TRI-FAB: DARK BRONZE	KAWNEER STOREFRONT SYSTEM, THERMALLY BROKEN WITH 1" INSULATED GLASS	EXTERIOR DOORS AND WINDOWS



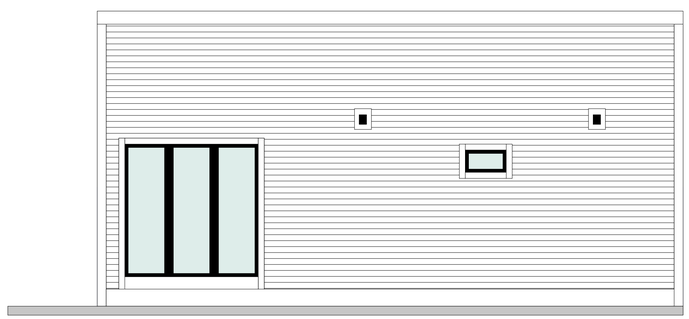
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

JAMES D. SMITH, ARCHITECT
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET

REGISTERED ARCHITECT JAMES D SMITH NO. 03187 FALMOUTH MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

NO.	DESCRIPTION	BY	DATE
	INITIAL	JDS	01/26/23

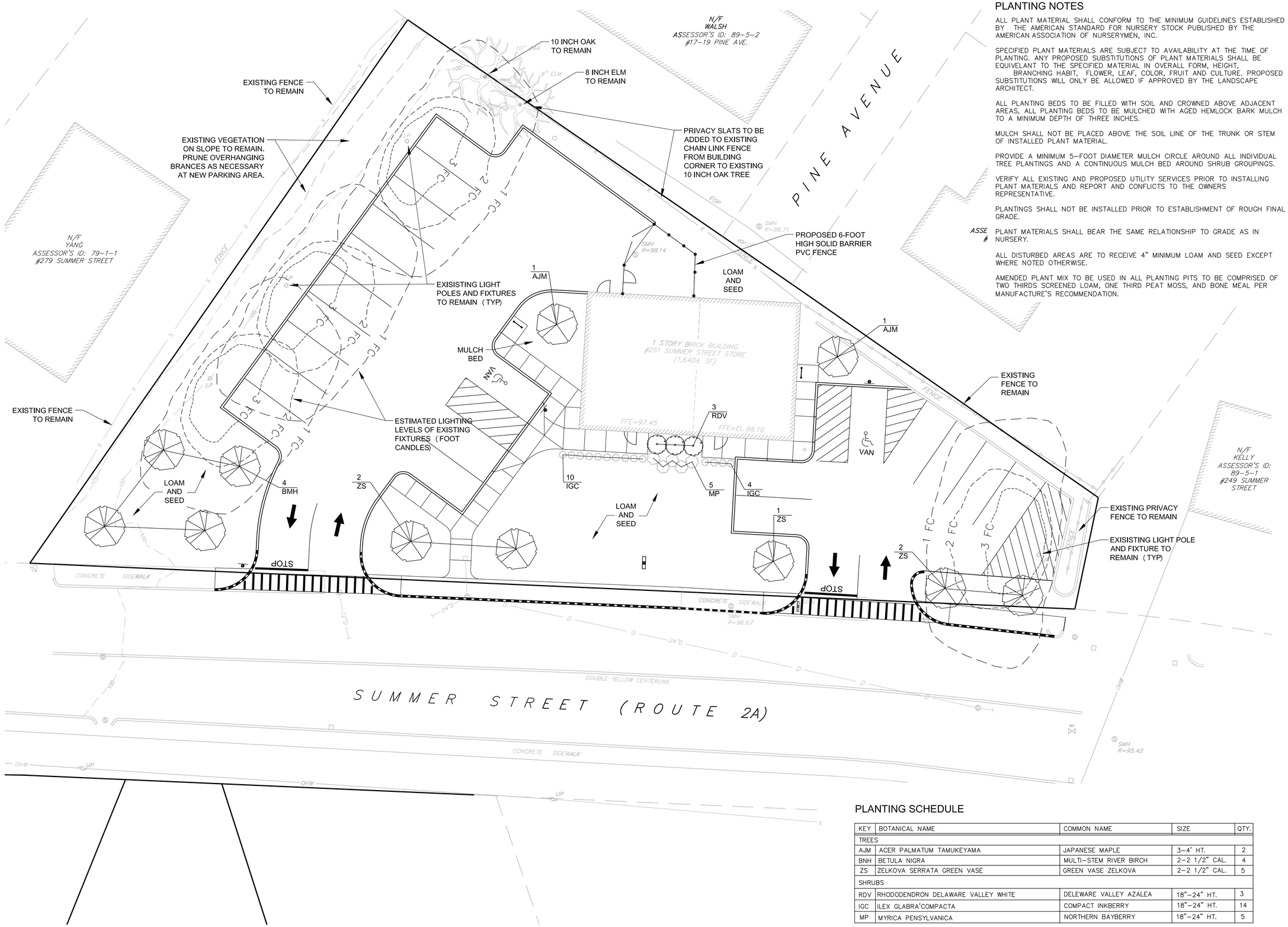
JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474

PROPOSED ELEVATIONS

SHEET
A2

FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A

PROPOSED LANDSCAPING



PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

SPECIFIED PLANT MATERIALS ARE SUBJECT TO AVAILABILITY AT THE TIME OF PLANTING. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIALS SHALL BE EQUIVELANT TO THE SPECIFIED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT AREAS, ALL PLANTING BEDS TO BE MULCHED WITH AGED HEMLOCK BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.

MULCH SHALL NOT BE PLACED ABOVE THE SOIL LINE OF THE TRUNK OR STEM OF INSTALLED PLANT MATERIAL.

PROVIDE A MINIMUM 5-FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND A CONTINUOUS MULCH BED AROUND SHRUB GROUPINGS.

VERIFY ALL EXISTING AND PROPOSED UTILITY SERVICES PRIOR TO INSTALLING PLANT MATERIALS AND REPORT AND CONFLICTS TO THE OWNERS REPRESENTATIVE.

PLANTINGS SHALL NOT BE INSTALLED PRIOR TO ESTABLISHMENT OF ROUGH FINAL GRADE.

ASSE # PLANT MATERIALS SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IN NURSERY.

ALL DISTURBED AREAS ARE TO RECEIVE 4" MINIMUM LOAM AND SEED EXCEPT WHERE NOTED OTHERWISE.

AMENDED PLANT MIX TO BE USED IN ALL PLANTING PITS TO BE COMPRISED OF TWO THIRDS SCREENED LOAM, ONE THIRD PEAT MOSS, AND BONE MEAL PER MANUFACTURE'S RECOMMENDATION.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
AJM	ACER PALMATUM TAMUKEYAMA	JAPANESE MAPLE	3-4' HT.	2
BNH	BETULA NIGRA	MULTI-STEM RIVER BIRCH	2-2 1/2" CAL.	4
ZS	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	2-2 1/2" CAL.	5
SHRUBS				
RDV	RHODODENDRON DELAWARE VALLEY WHITE	DELEWARE VALLEY AZALEA	18"-24" HT.	3
IGC	ILEX GLABRA'COMPACTA	COMPACT INKBERRY	18"-24" HT.	14
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	18"-24" HT.	5

OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

PROFESSIONAL LANDSCAPE ARCHITECT

TITLE:

Lanscape & Lighting Plan

for

Local Cannabis

at

251 Summer Street
Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · Phone
www.allen-rea.com

SCALE: 1"=10 FEET

0 10 20 30

DATE: March 23, 2023

REVISIONS

#	DATE	DESCRIPTION	INIT
1			
2			
3			
4			
5			

JOB NO: 00459

SHEET: C.5

PHOTOGRAPHS / RENDERINGS



Tree omitted to show building façade


LOCAL
CANNABIS CO.



Tree omitted to show building façade


LOCAL


LOCAL
LOCAL


LOCAL
LOCAL


LOCAL
LOCAL
CANNABIS CO.

SIGN AND LIGHTING SPECIFICATIONS

WAC LIGHTING

Fixture Type:	
Catalog Number:	WS-W2604-BK
Project:	CALYX ARLINGTON
Location:	Wall Packs around building

Tube

Single & Double Wall Mount 3000K

Model & Size	*Color Temp & CRI*	*Watt*	*Lumens*	*Finish*
● WS-W2604 Double	● 3000K 90	30W	1750	❍ AL Brushed Aluminum
❍ WS-W2605 Single	❍ 3000K 90	16W	800	● BK Black ❍ BZ Bronze ❍ GH Graphite ❍ WT White

WS-W2604	3000K	BK

Example: **WS-W2604-AL**

DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or downwards, or a combination of both, depending on the configuration and application. Built to last with die-cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any dcor.



FEATURES

- Title 24 may not be availble for all finishes, check for availability
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

FINISHES

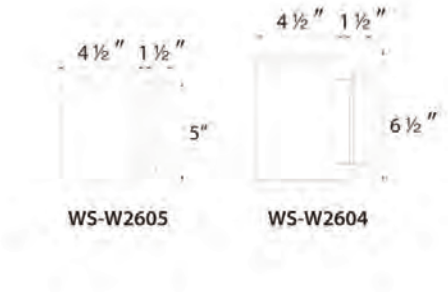


Black | Bronze | Brushed Aluminum | Graphite | White

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Black, Bronze, Brushed Aluminum, Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8-2016 Compliant, Title 24:

LINE DRAWING

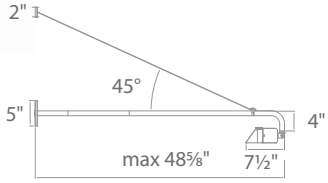


SINGLE ADJUSTABLE FLOOD LIGHT

Endurance™ - WP-LED514

WAC LIGHTING
Responsible Lighting®





Fixture Type:

Catalog Number:

Project: Calyx Arlington

Location: Front Goosenecks at Building Sign

PRODUCT DESCRIPTION

Die cast aluminum factory sealed luminaire with patent pending design for a water and dust proof IP66 rated outdoor.

FEATURES

- Rotate to continuously adjust beam angles indexed at 15°, 25°, 40°, 60°
- IP66 and ETL & cETL Wet Location Listed
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 120V Direct Wire - No Driver Needed
- Safety cable and canopy included
- Comes with extension rod kit to extend up to 44" total
- Detachable Shroud
- Safety cable recommended for extensions over 36"
- One 6", one 12", one 24" field interchangable rods included

SPECIFICATIONS

Construction: Die-cast aluminum

Power: Line Voltage input (120V)

CRI: 85

Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer

Finish: Architectural Bronze, Black, Graphite and White

Operating Temp: -40˚F to 122˚F (-40˚C to 50˚C)

Standards: IP66, Wet Location, ETL & cETL Listed

Rated Life: 50,000 hours

ORDER NUMBER

	Power	*Comparable*	*Beam*	*Delivered Lumens*	*CBCP*	*Color Temp*		*Finish*	
WP-LED514 *Single*	*15W*	*150W PAR38*	*15˚* *60˚*	*600* *985*	*4145* *875*	**30**	*3000K*	**ABZ**	*Architectural Bronze*
								ABK	*Architectural Black*
								AGH	*Architectural Graphite*
			15˚ *60˚*	*695* *1140*	*4800* *1015*	**40**	*4000K*	**AWT**	*Architectural White*

Example: **WP-LED514-40-AGH**

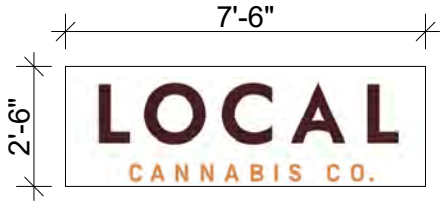
WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

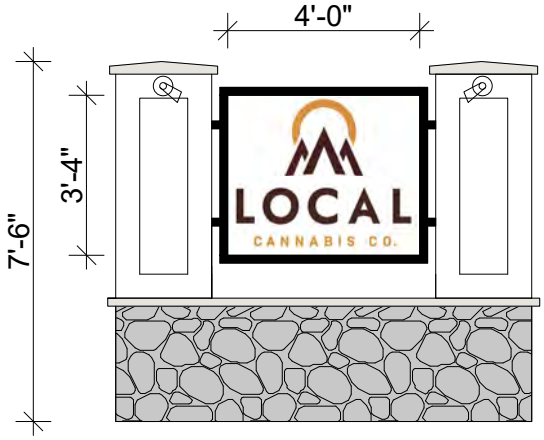
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017

LOCAL CANNABIS SIGNAGE



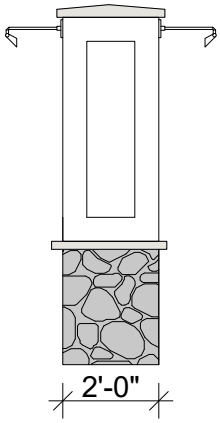
BUILDING SIGN

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- SEE ELEVATIONS FOR EXACT LOCATION



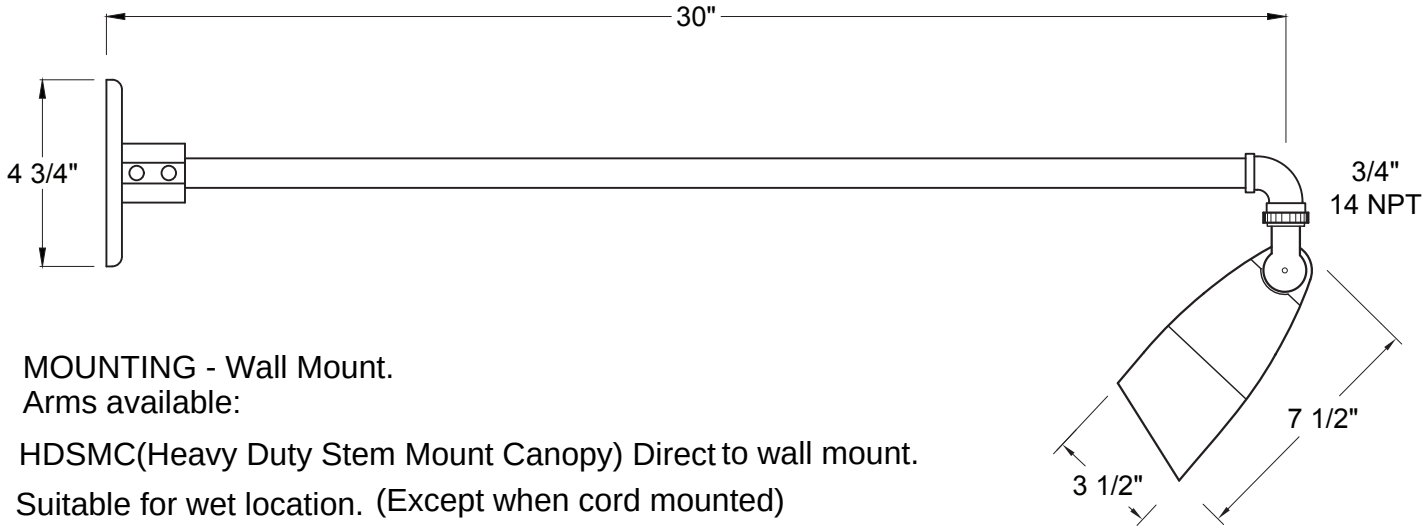
MONUMENT SIGN: FRONT

Externally Illuminated Monument Sign
- Sign Measures 48" W X 40" H
- Letters and Logo router cut from 1" clear acrylic
- Spray finish with Acrylic Polyurethane to Match PMS#TBD
- Stud mount to Sign Backboard, prefinished White, with .25" Stand-offs
- Externally Illuminated by straight-arm Bullet Sign DownLight
- 2" Black Anodized Aluminum Frame to Match Storefront System
- PVC Trim Pillars to match building trim, Stone Caps
- Stone Monument Base with Stone Cap
- Total Unit is 7'-6" High
- SEE CIVIL DRAWINGS FOR EXACT LOCATION



MONUMENT SIGN:SIDE

FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes. Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).



MOUNTING - Wall Mount.
Arms available:

HDSMC(Heavy Duty Stem Mount Canopy) Direct to wall mount.

Suitable for wet location. (Except when cord mounted)

SOCKETS/LAMPS - Available in:
Incandescent
- rated 75 watt max/120 volt, medium base.

FRONT VIEW

Date: 07/2015 Scale: NTS DB: CF CB: Rep: Order#:	Content: PAR20 120V Straight Arm Sleek and Modern Directional Bullet Sign Lighter PN: SL8-PAR20BLTC-301-C91 Color/Finish: C91 - Black Customer Approval: _____	**Design by Architect Design Lighting. All visual representations and designs are the intellectual property of Architect Design Lighting and protected under copyright law. Any duplication of this design is in direct violation of the law and will result in legal action.** © Copyright 2008-2015	**SIGN BRACKET** STORE **T:1-888-**919-7446 **F:760-603-0888**

IMPACT STATEMENT

LOCAL CANNABIS - IMPACT STATEMENT

251 Summer Street, Arlington, MA

---

1. **Preservation of Landscape**

   As an auto sales and service establishment, the majority of the existing site is covered by impervious surfaces including a building, bituminous paving and cement concrete. There is little vegetation except for a vegetated slope along the western boundary consisting of overgrown scrub vegetation. There are also two mature trees (10" Oak and 8" Elm) located in the northwest corner of the site. The mature trees will be preserved and protected during construction. The vegetated slope will receive selective pruning and maintenance to remove any invasive plant materials and allow native materials to thrive.

2. **Relationship of Buildings to Environment**

   An existing, single story building consisting of 1,640+/- square feet is located in the approximate center of the property. The building will be refurbished in the currently location, which will significantly improve the esthetics of the building when viewed from the public way and adjacent properties.

3. **Open Space**

   As previously mentioned, there is little open space present at the site. Under existing conditions, approximately 14% of the site is open space, with none meeting the definition of "Usable Open Space". The proposed project will result in approximately 48% open space. , approximately 16.5% of which is Usable Open Space. Proposed trees will be provided along the site frontage as well as foundation plantings and ornamental trees plantings along the along the front and sides of the building. Lawn areas will also be incorporated. These features will drastically improve the esthetic qualities of the site and will provided for shading of impervious areas. Refer to the illustrative perspective drawings provided.

4. **Circulation**

   Aside from two short sections of sidewalk, the existing site frontage is open to vehicular access. This condition represents a safety hazard. The proposed project will reduce the expansive curb cut and provide well defined access points to control circulation and improve safety. Organized parking stalls, including accessible spaces, are provided with ample maneuvering space.

   Sidewalk improvements will be made to provide a continuous cement concrete sidewalk along the site frontage, with accessible curb ramps and painted cross-walks. A sidewalk connection is provided from Summer Street to the proposed retail cannabis entrance. Accessible curb ramps are provided throughout the site. Long and short term bicycle parking is also provided in accordance with bylaw requirements. Refer also to the Traffic Assessment provided.

5. **Surface Water Drainage**

   Under existing conditions, there are currently no peak flow mitigation or water quality measures. The majority of the stormwater run-off from the rooftop and paved surfaces flows in a south easterly direction into an on-site catch basin and into the Summer Street drainage system. A small drainage area exists in the northwest corner of the site where flow is captured by a second catch basin. This catch basin appears to be marginally functional and its connection point in undetermined.

The redevelopment project will result in a significant reduction of paved surface and an increase in vegetated lawn and landscaped areas. This will result in reduced run-off rates and volumes, and promote opportunities for infiltration. Stormwater runoff will also be improved by incorporating a proprietary water quality structure to capture the majority of the paved parking surface on the west side of the site prior to discharge to Summer Street drainage system. A grass swale/filter strip is proposed on the east side to capture the small flows and reduce rate and volume before entering the Summer Street drainage system.

The proposed site improvement represent a vast improvement in stormwater management by improving water quality and reducing peak flows and run-off volume.

6. **Utility Services**
   Existing utility serve connections will be utilized to the extent possible. Any required upgrades will be closely coordinated with town officials and private utility providers.

7. **Advertising Features**
   A new compliant pylon sign is proposed to replace the existing pylon sign, which is located in the center of the sidewalk within the Summer Street Right-of-way. Building signage is also provided. Refer to the architectural renderings provided.

8. **Special Features**
   The existing exterior storage area is located on the west side of the building where it is in view from the public way. The proposed service entrance area and refuse area for the retail cannabis use is located to the rear of the building and is fully screened by a 6-foot high solid barrier PVC fence. Bicycle racks are provided on each side of the building for short term bicycle parking.

9. **Safety**
   The renovation will include an array of safety upgrades throughout the building. All renovation work will be in accordance will Local and State Building & Life Safety code along with all NFPA requirements. The building will be equipped with a new fire alarm system and all new Life Safety devices including exit signs and emergency lighting. The exterior of the building will be well lit at night during business hours, all while following the requirements of "Dark Sky" lighting. The building, both inside and out, will be equipped with a 24-hour surveillance system. The new space will be ADA compliant and meet all applicable local and national ADA codes. There is a "man trap" vestibule designed with the intent to check all identification and credentials prior to entering the store. The building will be equipped with the proper number of egress doors which will be illustrated on the Emergency Egress Map located inside the facility and labeled in the field via illuminated exit signs.

10. **Heritage**
    The proposed project will not impact or disrupt historically significant structures or features. The project will result in a new building façade, reduced pavement, organized parking fields, and new landscaping. When completed the project will represent a vast improvement over existing conditions and will be more in scale and character with the surrounding neighborhood.

11. **Microclimate**
    The project will generate or emit heat, vapor, fumes, dust, vibration or noise. Tree plantings are provided to shade parking areas and reduce heat gain on paved surfaces.

12. Sustainable Building and Site Design

The renovation of the building will meet the LEED Certification Program. See LEED Checklist attached. The proposed renovation currently has a score of 47 points, passing the Certified program. Our mission is to improve the carbon footprint by implementing low-carbon solutions. We intend to create a “greener” location that improves the overall look, performance and environmental impact.

COMMUNITY OUTREACH

Community Outreach:

Calyx Peak of MA Inc. d/b/a Local Cannabis Co. (Local) conducted community engagement through multiple avenues. Specifically, Local was part of public meetings and public hearings over a two-year period before the Selectboard as part of the Town's Request for Information (RFI) process. The Selectboard's RFI process was established to provide the Town and residents an avenue to evaluate and select the best operator and location for the Town. This particular location was discussed with the Selectboard at several of these public meeting and hearings. No abutters provided any opposition during any of the Selectboard meetings/hearings related to the proposed location.

After the Selectboard voted to approve Local at 251 Summer St. and after the completion of the Host Community Agreement process, Local conducted a Community Outreach Meeting as part of the Cannabis Control Commission (CCC) licensing process. As part of the Community Outreach Meeting process, Local noticed all abutters within 300' of the property through direct mail, as well as noticing the Town through the Town Clerk and publishing the notice in the local paper 14 days prior to the meeting.

During the Community Outreach Meeting Local heard from residents in support and opposition to the project, more specifically, Local primarily heard from three (3) neighbors who raised concern. The objections were primarily related to the legalization of cannabis and the zoning which was passed by Town meeting. However, in light of the neighbors' concerns related to the legalization of cannabis, Local took specific, thoughtful steps to minimize any impact to the neighbors. Specifically, one neighbor had a concern with traffic cutting across the sidewalk near their property to access the site. In response to this concern, which apparently is an existing issue, Local placed a curb and landscape area on the right side of the parcel next to the abutting neighbor to eliminate the possibility of anyone being able to cut though their property into the parking lot. Additionally, and specifically for the benefit to the neighbors, Local implemented the following measures:

- Local moved the Cannabis business to the left side of the building to place it as far from neighbors as possible.
- Local installed a fence along the entire property line to physically separate the parcels.
- Local placed trees at the back left and right of the building to break up the view of the building from neighboring properties.
- Local separated the onsite parking lots, removing vehicular access between both sides of the parcel as well as provided a significant increase in green space. These separate parking lots will ensure that cannabis customers are limiting their presence to the left side of the parcel. The left side of the parcel abuts a fairly significant elevation change between the next parcel thus putting the business and the associated parking lot away from any neighbors with the physical separation of the building, the fence and the elevation change.

While none of the steps taken above were required by the Town bylaw or any other regulatory authority, Local wanted to make every effort to demonstrate its commitment to the Town and our neighbors. Retail cannabis stores have evolved significantly over the years and Local believes our approach demonstrates that these businesses can be appropriately located within the community and serve as an opportunity to provide significant improvement to the places where they are operated.

LEED

Local Cannabis Co.

251 SUMMER ST, ARLINGTON, MA 02474



LEED PROJECT CHECKLIST

KENCO
DEVELOPMENT

GENERAL CONTRACTING | CONSTRUCTION MANAGEMENT

kencodevelopment.com 781-587-3497

SUSTAINABILITY NARRATIVE

This retail project consists of a major renovation of an existing Auto Dealership and Auto Mechanic Garage. Our project team is challenging ourselves to convert this existing building to an updated and resilient structure that satisfies the label of a sustainable building that meets LEED Certified requirements.

The design team has been thoroughly investigating how to take this old and non-conforming building and create a “greener” location that improves the overall look, performance and environmental impact. The exterior site improvements consist of major landscaping upgrades that reduce the impervious areas and create a more vibrant eco-friendly location. It will focus on better stormwater management, new trees and plantings, new grass areas in lieu of existing pavement, and the implementation of electric vehicle infrastructure and bicycle storage.

The building will be equipped with new and energy efficient mechanical equipment that focuses on thermal comfort, fresh air and exhaust treatment. We will be implementing smart controls for mechanical and electrical systems to ensure minimal amount of energy consumption. All interior and exterior lighting will be upgraded to LED, with the exterior lighting meeting all “Dark Sky” requirements. Plumbing fixtures will consist of low-flow fixtures with on demand/high efficiency water heaters. The existing envelope will be upgraded with new roofing and insulation throughout along with updated low-E windows and doors.

Our mission is to improve the carbon impact by implementing low-carbon solutions. Our team anticipates that this updated location will improve its carbon impact by at least 15% that existing structure.

LEED Checklist is on the following page. Our current projected Score is 47 which meets LEED Certification

PROJECT TEAM

OWNER/OPERATOR | **CALYX PEAK**

OWNERS PROJECT MANAGER | **TENAX STRATEGIES**

GENERAL CONTRACTOR | **KENCO DEVELOPMENT**

CIVIL ENGINEER | **ALLEN ENGINEERING & ASSOCIATES**

ARCHITECT/DESIGNER | **JAMES D. SMITH**

ENGINEERS & LEED ACCREDITED | **SYSKA HENNESY GROUP**

LEED v4 for BD+C: Retail

Project Checklist

Project Name: Calyx Peak Retail, Arlington
Date: 3/13/23

Y	?	N			
1			Credit	Integrative Process	1

10	2	0		Location and Transportation	16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	1		Credit	High Priority Site	2
3			Credit	Surrounding Density and Diverse Uses	5
4			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

9	0	0		Sustainable Sites	10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
2			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

5	2	4		Water Efficiency	12
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
2	2	2	Credit	Indoor Water Use Reduction	7
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

10	4	#		Energy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
5			Credit	Enhanced Commissioning	6
4	3	11	Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
1			Credit	Green Power and Carbon Offsets	2

1	7	5		Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
	2		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

8	6	1		Indoor Environmental Quality	15
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
	1		Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
1	2		Credit	Daylight	3
		1	Credit	Quality Views	1

3	0	0		Innovation	6
2			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0		Regional Priority	4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

47	21	27	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

STORMWATER MANAGEMENT

Stormwater Management

The site at 251 Summer Street is currently 100% paved and, therefore, completely impervious for the purposes of stormwater drainage. The landscaping and grounds work, including the removal of impermeable landcover in favor of permeable materials, will bring the site to 80% impervious. Furthermore, since the new construction will not increase the impervious surface by 350 square feet or more, a full stormwater management report is not required. The proposed landscaping will not include any bioretention areas or other means of treating stormwater with plantings. However, catch basis will be installed throughout the site to aid with stormwater runoff.